

Sögustaðurinn Hekla

Hecla Historic Village

Resident's Handbook

Part 1:
The Cottager's Handbook

Parts 2 and 3:
"Hecla Historic Lands Design Guidelines"

Part 2:
A Future Landscape from the Hecla Past
Landscape Guidelines for Lot Development within Hecla
Historic Lands

Part 3:
Architectural Design Guidelines
Hecla Historic Village

Manitoba

Conservation
Parks and Natural Areas Branch



April 2000

Introduction

Sögustaðurinn Hekla Hecla Historic Village

Background and Legislation

Hecla/Grindstone Provincial Park falls under the jurisdiction of *The Provincial Parks Act*. The *Act* provides for park lands to be categorized into one or more Land Use Categories (LUC's). Much of the land originally settled on Hecla Island along the east shore and all remaining private land parcels on the Island are in the area designated "Heritage Land Use Category." This LUC was created to "protect a unique or representative site containing a resource or resources of cultural or heritage value" and more specifically "to protect and maintain the Icelandic fishing settlement on Hecla Island." In the case of Hecla, this LUC designation for the lands in question was put in place to protect the character of the Icelandic cultural landscape and the visual historic atmosphere of Hecla Island's settled lands.

The redevelopment of these previously settled lands into a small-lot rural residential community, through the use of design controls and permitted land uses, allows the historic and cultural character of the landscape to be preserved and enhanced. This concept for this community, **Sögustaðurinn Hekla**, the Hecla Historic Village, allows the landscape to become living history. Fifty leased lots of five acres each have been created along the original Hecla Road in what is now the Cultural Heritage LUC. The density of these lots is only slightly higher than the historic density of development in this area and lot widths also mimic historic patterns. Lot sizes allow for historic pursuits such as haying, animal husbandry, small scale cropping, fishing, and craft and hobby production and also provide ample room for outbuildings associated with these traditional occupations. These lots have been leased from the province by Hecla ex-landowners and/or their descendants.

There are presently nine private landholdings within the Hecla Historic Village. *The Provincial Parks Act* prohibits private land owners, except in accordance with regulations, from constructing, erecting or placing buildings, excavations or other operations on, over or under their land; or changing the use or intensity of use of their lands, buildings or premises. The amended, in 1999, *Subdivision of Land Regulation 142/96*, however, allows private landowners to participate in the redevelopment of Hecla by permitting them to subdivide their properties in the historical pattern, with a minimum lot width along the lakeshore of 220 feet, and to build cottages or houses. As their lands are also in the Heritage LUC, private lot owners are subject to the same design guidelines as the holders of leased lots.

Hecla Historic Lands Design Guidelines

Design controls and guidelines are a common method of protecting landscapes in places like historic villages and national parks in England and in the United States. By developing a set of requirements for the configuration of buildings and landscapes in the controlled area, a sense of history can easily be achieved. By putting the onus on the owner/lessee to conform to a set of aesthetic rules from the outset, they will have a vested interest in maintaining the value of the historic look of the landscape. This look will result in a high initial value of their asset and continued appreciation over time. There is demand for living in nostalgic, bucolic, historic landscapes. The result of the Guidelines will be a revitalized historic landscape, not exactly what once was - but a landscape representing a time in history and representing a culture unique to Hecla Island. The landscape will be somewhat artificial and certainly decorative, but the land will be occupied and sustaining people again. The beginning of this guideline process was work done by Bruce Kjartenson, an ex-Hecla Islander, in his University of Manitoba Master's Practicum in Landscape Architecture, *"Hecla Island Icelandic Resettlement - Re-establishment of a Cultural Landscape."*



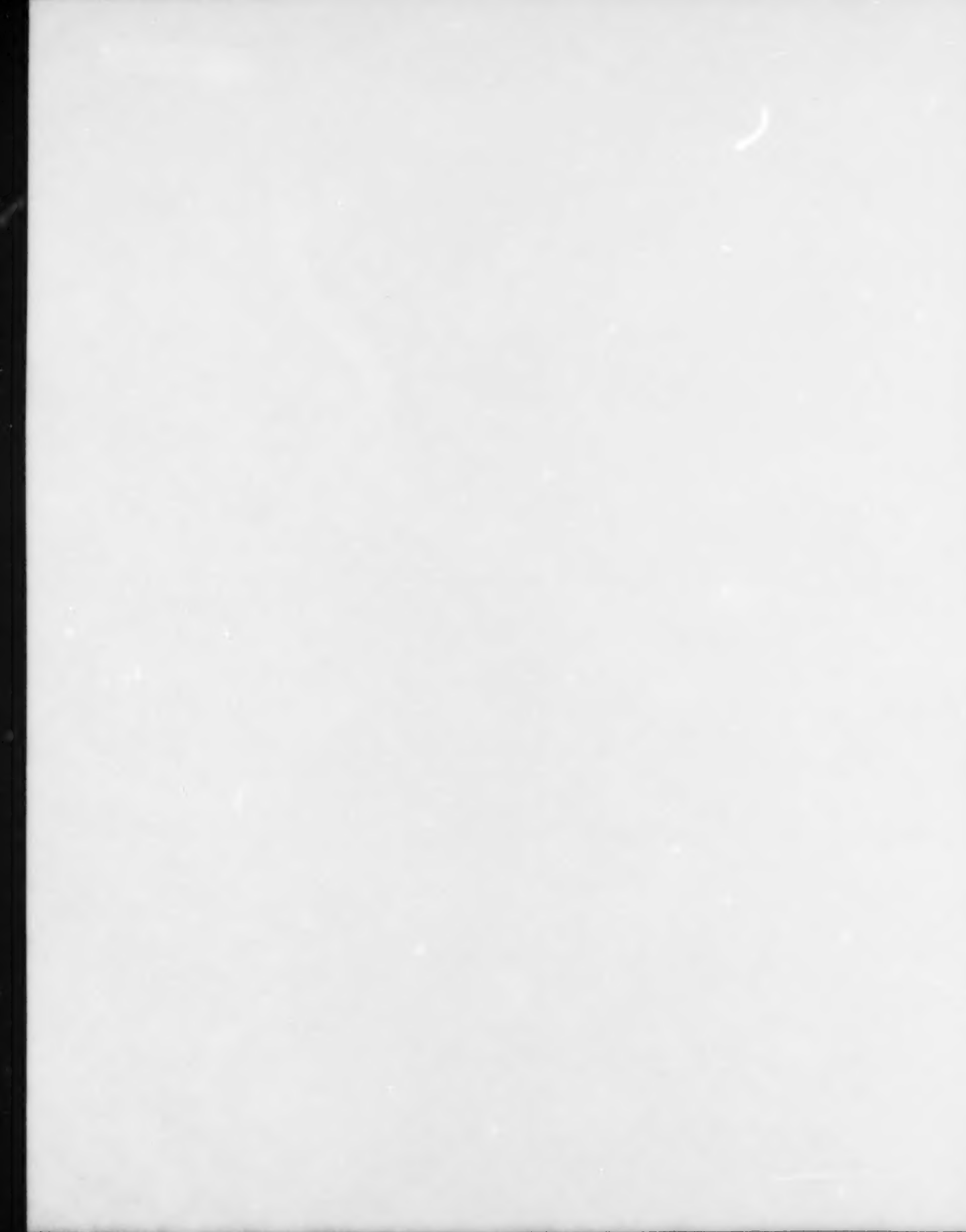
The development of *Sögustaðurinn Hekla*, the Hecla Historic Village, is governed by the *Hecla Historic Lands Design Guidelines* (see Parts 2 and 3 of this handbook) which were prepared for Manitoba Conservation by Frederickson Cooper Architects and McIntosh Brown Landscape Architects in consultation with the Hecla Ex-landowners Association, interested lot holders, and private landowners. A condition of the resettlement of the historic lands in the Hecla Heritage Land Use Category is that all lot holders, on both private and leased lots, create and maintain a living historic village by conforming with the development guidelines. The *Design Guidelines* relate to the outward appearance of the structures and visible landscape only. Interiors of houses can be as modern or as rustic as the owners wish. The *Design Guidelines* will protect the essence of the heritage landscape and ensure that you will have a beautiful area in which to live and enjoy.

The conditions for the development of your lot are specified in the *Design Guidelines* outlined in the following sections. These guidelines apply to all lots within the Hecla Cultural Heritage Land Use Category. As these guidelines will not cover every eventuality, a committee composed of Manitoba Conservation personnel and representatives of the lot holders will evaluate and make recommendations about issues not addressed by these guidelines. An advisory committee made up of representatives of the Hecla Ex-landowners Association have agreed to help the department guide their implementation. An overview of the conditions for lot development follows in Part 1. Refer to the *Hecla Historic Lands Design Guidelines* in Parts 2 and 3 following for more specific information on building and landscape design.



Part 1: The Cottager's Handbook

The following section contains provincial rules, regulations, and guidelines relevant to cottagers developing lots in the Hecla Historic Village. This information has been taken from *The Cottager's Handbook for Manitoba Provincial Parks* Second Edition (revised in 1999). Additional information specific to the Hecla Historic Village has also been included.



Message from the Minister

I am pleased to present the second edition of The Cottager's Handbook which provides important information to our cottagers.

The first edition was published in 1998 after consulting with cottage associations across the province. At that time, Manitoba Conservation amended the guidelines, policies and regulations dealing with cottage development. Most members of associations favoured fewer regulations, but at the same time asked for reasonable limits on development.

Patterns of cottage use have changed substantially over the last decade or so. On average, people are also using their cottages more frequently and for a longer time during the year. Manitoba Conservation's goal is to meet current needs, as well as future needs. With this in mind, it is important to ensure that cottage development takes place in harmony with the natural world. As the new Minister, I look forward to helping to strike a balance between development and protection within our parks.

Most policies and regulations are now summarized in this handbook. It emphasizes measures that will protect the environment in provincial parks, especially by making sure that private sewage-disposal systems meet the standards necessary to protect water quality in our lakes and rivers.

I trust the information in this handbook will enhance the time you spend at your cottage in one of our beautiful Provincial Parks.

Hon. Oscar Lathlin
Minister, Conservation

Part 1: The Cottager's Handbook

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Parts 2 and 3 constitute "*The Hecla Historic Lands Design Guidelines*"

**Part 2: A Future Landscape from the Hecla Past
Landscape Design Guidelines**

Part 3: Architectural Design Guidelines

Leases and Permits

Leases

A 21-year renewable lease in a standard format is available to virtually all cottagers in provincial parks. Besides ensuring tenure on your lot, a lease may be helpful to cottagers who require a long-term loan or mortgage. Leases are issued for 21 years in all parks.

Manitoba Conservation suggests that you read your lease to become familiar with your rights and responsibilities.

Obtaining a New Lot

Any future cottager who obtains an undeveloped cottage lot will be issued a lease. The lease will specify the time (usually 24 months) in which the exterior of the cottage must be completed. Undeveloped lots cannot be assigned, except on compassionate grounds.

Buying, Selling or Transferring Your Lot

When you sell or transfer your lot, it is up to you, as the vendor, to initiate the process, or authorize your real estate agent or legal representative to do so. Lot sizes are fixed and will not be changed. Leased lots in Hecla Historic Village cannot be subdivided.

Private lots can be subdivided as per Subdivision of Land Regulation 142/96 as amended.

To assign your cottage lease or permit to someone else who buys your cottage, you should obtain an assignment form from a Manitoba Conservation office. Complete the form and return it with the applicable fee. The overall assignment process can take up to about four weeks.

Before purchasing a cottage, wise buyers will make sure to verify:

- that no serious drainage problems exist;
- that all structures, except those permitted to be on the public reserve, are located within the boundaries of the lot, and that the lot has been resurveyed or you have located the lot survey pins;
- that any structures on the public reserve of a lake-front lot are within the projected lot boundaries; and
- that all existing structures have received all necessary approvals.

Changing or Adding a Name to a Lease or Permit

Contact the Parks and Natural Areas Branch in Winnipeg. The required forms will be sent to you.

Renewing Your Lease

In all likelihood, you will want to renew your lease after the original term has expired. New 21-year renewable leases are now issued for renewals in all provincial parks.

Generally, Parks and Natural Areas Branch notifies you six months before your lease expires, but it is your responsibility to apply for a new lease. The Branch will inspect your lot and mail you forms to be completed.

Lease and Permit Inspections

When you apply for a lease, your lot will be inspected to confirm that:

- Your lot is free and clear of brush and flammable materials.
- There appear to be no problems with your cottage and other buildings concerning allowable development or condition of repair.
- Your lot is well maintained and not run down, with materials stored in an orderly manner. The accumulation or storage of building materials, machinery,

boats, unlicensed vehicles, furnishings and similar articles is not allowed, unless approved by an Officer.

- Your sewage disposal system is working properly

If your lot needs work, Parks and Natural Areas Branch will draw up a letter of commitment requiring you to complete the work within a specified time. You will need to return the letter, with your signature as the lot holder, before

your lease application can be considered. When your lot passes the inspection, a lease will be drawn up and sent to you for signature.

After you have signed and returned it, the Director of Parks or designate will endorse it.

The lease will be validated when you have paid the fees and signing is complete.

Special Permits and Approvals

Several situations require a special permit or approval before you can go ahead.

Sewage Installation Permit

An installation permit and registration with the Environment Department are required before any work is carried out on a private sewage disposal system. Application forms are available at the Parks and Natural Areas Branch in Winnipeg, or at your local Manitoba Conservation district office. See "Planning and Installing a Sewage Disposal System" for further information.

Work Permits

Tree Removal.

1. You must not remove trees, except dead trees, from buffer zones around the edge of your lot.
2. You may, however, remove other trees on your lot without first obtaining a permit.
3. Contact your Manitoba Conservation district office if you want to remove trees that are not on your lot, but are on the public reserve, or have other concerns.

Shoreline Development.

You must also obtain a work permit if you want to alter the shoreline in front of your cottage. Please note that shoreline manipulation in Hecla Historic Village will only be allowed to solve serious erosion problems and the results of any work must appear natural.

"Tear-down" construction material.

When an older cottage is torn down, or when an alteration to your cottage produces a large amount of mixed material, such as asphalt, old lumber, drywall, concrete, etc., you must obtain a work permit that will specify how to handle and dispose of all the old material. You are also responsible for obtaining such a permit if you have hired a contractor to do the work for you.

Fires.

Except for the period from November 15 to April 1, you must obtain a burning permit from your district office. You are liable and responsible for any fire originating on your premises, and must keep your lot free of brush and other debris that may constitute a fire hazard.

If a fire starts or threatens a vacation home subdivision, you may be asked to help put the fire out and are obliged to do so. In wooded districts, Manitoba Conservation is responsible for fighting forest fires, but has no capability to fight structural fires. A municipal authority may also have fire-fighting responsibilities.

Find out who is responsible in your area and post their phone numbers, with other emergency numbers, in a conspicuous place as you would at home.

Flammable Materials.

You are responsible for storing flammable materials safely, based on regulations under *The Environment Act* and other acts.

Insecticides/Herbicides.

You must have a permit to use chemicals for controlling insects or vegetation (other than for small-scale household or garden use). Permits are available at your district office.

Aquatic Vegetation Control.

Any use of chemicals or other products to control water plants must first be approved by Manitoba Environment. Please contact your local environmental officer.

Chief Place of Residence Levy

If you wish to maintain your cottage as your chief place of residence, you must fill out a Chief Place of Residence Declaration Form. This applies to private landowners, as well as to lease holders. It is the cottager's responsibility to notify Manitoba Conservation if their status of using their cottage as a chief place of residence changes. Many cottagers' leases require cottagers to obtain prior permission of the Crown to use their cottage as a chief place of residence. Parks and Natural Areas Branch considers the process of completing a declaration form and paying the required fee to be the equivalent of obtaining permission.

In the past, people living in provincial parks have not been charged any education fees or assessed school taxes. Through payment of the Chief Place of Residence Levy, people living in provincial parks will help to offset provincial education costs.

In order for the levy to apply:

- You must live in a building situated on Crown land or privately owned land in a provincial park in Manitoba.
- The building is defined to be your chief place of residence if during the year (April 1 to March 31), it is where you, in the settled routine of your life, regularly, normally or customarily reside.

Where the owner or occupier of a building is a corporation, the building is deemed to be the corporation's chief place of residence if, in the settled routine of his or her life, any shareholder of the corporation regularly, normally or customarily lives there.

Where a building is the chief place of residence for more than one person, only one levy is payable.

If a question arises about whether a building is someone's chief place of residence, the Minister of Conservation is responsible for deciding the question. In making his decision, the Minister will take into account all relevant factors. The Minister may consider the following (and other) factors:

1. the length of time spent at the building during the year;
2. whether you have a residence outside a provincial park in Manitoba;
3. whether you maintain Manitoba hospital and medical insurance coverage;
4. your residence for income tax purposes;
5. the jurisdictional location of your personal property and social ties; and
6. the residence of your spouse and dependents.

Garbage

The issue of garbage handling is becoming more and more important to cottagers! Service fee increases may continue because of changes in garbage management. But some of these increases could be reduced if everyone contributed to wise garbage management. Where recycling programs exist, take advantage of them. A large proportion of the "raw" garbage now produced could be recycled. When depositing your garbage at a disposal ground, separate it as instructed at the site. If this is not done, costly separation of garbage is often required. Many cottagers have seen others disposing of old appliances, mattresses, furniture, etc. at garbage cages. We have even had derelict cars and old refrigerators left at disposal grounds. The costs of dealing with such items are high and add to everyone's fee. Collecting and transporting such garbage is expensive.

Take your scrap metal and large pieces of debris to the appropriate garbage dump in your area. It is also important to take your brush to a local brush dump. In some areas, cottagers have piled brush along local roads or in other areas close to cottages. Manitoba Conservation must then haul it away, and add the cost to service fees. If necessary, ask at your district office for instructions on disposing of such materials, and of domestic garbage where central containers are not provided.

New garbage standards

Some current disposal grounds no longer meet today's environmental standards. Manitoba Conservation is in the process of establishing transfer stations in these areas, and will haul garbage longer distances to approved central disposal grounds. Transfer stations can cost more than \$100,000 to build, and sometimes require a full-time operator. Less garbage means less hauling and tipping fees, which in turn means lower service fees for cottagers under the Park Districts system. Please do your share!

In districts where major changes in garbage handling may take place, Manitoba Conservation will consult with representatives of cottagers and operators to discuss the details of the changes being considered.

Running a Business from Your Cottage

Many different businesses are being run from vacation homes. It is important that these businesses don't disturb neighbours, while at the same time they provide useful services to other cottagers. Cottagers must now register their business with Manitoba Conservation. Forms for this purpose are available at Parks and Natural Areas Branch, and at district offices. To start and register a new business you must now obtain written permission from your immediate neighbours who may be impacted, from your local cottage association and from Manitoba Conservation.

Park Districts Service Fees

What services are included in the Park Districts Service Fees?

Water supply, sewage disposal, garbage handling and maintenance of roads maintained by Manitoba Conservation.

Emergency services, neighborhood watch programs, docking facilities for remote cottages and street lighting.

Capital improvements, administrative and other costs incurred in a park district.

You pay only for the services that are available to you; if a service is not available, you are not charged for it. The new fees do not include costs for such services as interpretive programs, problem wildlife control, campground and day use programs, wildfire detection and suppression, and public recreational facilities.

Reviewing Park Districts Costs and Budgets

You now have an opportunity to review the level and cost of services provided to you. Manitoba Conservation has established committees, composed of cottage association members and operators, to review park district services and costs within larger districts. In smaller districts, meetings are held with local cottage organizations and businesses. They have reviewed costs from previous years, and budgets for the coming year, paying special attention to capital improvement projects. In many cases projects have been added, deleted or amended, based on advice that has been received. However, some projects are necessary to maintain minimum safety, environmental or park standards.

On February 1 each year, Manitoba Conservation sends every cottager an information sheet showing in some detail how the service fee for each cottage or business is calculated. For further details, two financial statements, *Park Districts Annual Summary of Costs* (the annual operating costs for each park district) and the *Park Districts Annual Budget* (which outlines the costs expected for the coming year) are also available. You can pick up copies at local Manitoba Conservation offices and at the offices of the Parks and Natural Areas Branch.

Cottagers may then comment about the level and cost of "municipal-like" services they receive. After all comments are received, the Minister reviews the budgets, including levels and costs of services, and will establish service fees for the year.

Bills are sent annually to cover the period from April 1 to March 31 the next year. These bills include a service fee, land rental fee and (in some cases) a Chief Place of Residence Levy, and are sent by October 1. Conservation has now changed the annual billing date from May 1 to October 1.

Land Rental. An annual land rental fee is charged to each leased or permitted cottage. The fee is based upon the appraised value of the cottager's raw land.

Developing Your Lot

Site Plan Permit

A SITE PLAN PERMIT, available from Manitoba Conservation, is needed to construct a new building, or alter or add to an existing building or structure, in a provincial park. You must also obtain a BUILDING PERMIT from the Manitoba Department of Labour.

Procedures to Follow when Developing your Lot

1. Submit to Manitoba Conservation:
 - 2 copies of a signed and dated plot plan
 - 3 copies of your building plans
 - a completed building permit application
2. Once the above is received and reviewed by Parks and Natural Areas in Winnipeg for square footage and location, your plans will be forwarded to the Advisory Committee for a review of compliance with the *Hecla Historic Village Design Guidelines*. After the committee reviewed, a Site Plan Permit will be issued and your plans will be forwarded to the Department of Labour for the issuance of a Building Permit.
3. Any clearing of your lot requires a work permit from the Manitoba Conservation District Office in Riverton.
4. Side buffer zones and road buffer zones as specified within the Landscape Guidelines must be respected (see below).
5. Additional lands within the Heritage Land Use Category may be leased immediately west of (behind) your original leased lot. Lot width will be the same as your current lot and depth will be determined by your need or by site conditions. Barns and sheds (without living quarters) will be permitted on these additional lands but dwellings will not be allowed. (Private landowners are not eligible to lease additional lands west of their lots).



Conditions for Lot Development

1. Leased lots cannot be subdivided. Private lands can be subdivided as per the amended *Subdivision of Land Regulation 142/96*.
2. A maximum of 2 houses (habitable dwellings) are allowed on each lot.
3. The minimum size of a house is 480 square feet. The maximum amount of dwelling space (houses) on a lot is 3000 square feet. This space can be divided between the two houses as the lot holder(s) wish. Basements are permitted and their area is not included in the maximum square footage. If you have 2 dwellings on your lot, any other accessory building will not be permitted as habitable space.
4. The maximum total floor space of house(s) on a lot is 3000 sq. ft. Attached garages will be included in this square footage but detached garages will not.
5. Detached garages may be a maximum of 625 square feet. Outbuildings (except privies) must be a minimum of 100 square feet. Outbuildings, including detached garages, may not have a cumulative floor space on a lot of more than 1000 square feet. Barns, fish sheds and storage buildings are not included in this cumulative footprint but will be sized to suit specific function and subject to review.
6. All buildings will be subject to specific architectural design guidelines in terms of scale, mass, form, materials, colour, and details as outlined in the *Hecla Historic Village Design Guidelines* following. All buildings, including sheds, gazeboes, buildings moved onto the island (even if they originally came from the island), fences, and docks, must meet the conditions of the guidelines and be approved by Parks and Natural Areas Branch.
7. Lot plans and landscaping must meet the landscape architectural conditions of the *Hecla Historic Village Design Guidelines* following.
8. All buildings will require a Manitoba Department of Labour building permit and must comply with the Manitoba Building Code.
9. After you obtain a site plan permit, construction of a building, structure or work must begin within six months of the date of the permit and be completed within 12 months of that date.

Lot Buffers and Setbacks

1. On lots 220 feet wide, side buffers are 20 feet. On lots wider than 220 feet, side buffers are 30 feet.
2. On all lots, setbacks from the edge of the road allowance are 50 feet. On lots bisected by the road, this setback applies to the lot on both sides of the road.
3. No buildings or house yards are allowed in the side buffers or road buffers. No driveways are allowed in the side buffers.
4. All garages and accessory buildings must be located a minimum of 20 feet from a house. Where 2 houses are constructed, they must be separated by a minimum of 40 feet on 220 foot lots, and 60 feet on lots wider than 220 feet.

5. No buildings are allowed on public reserves. A portion of a number of lots on the lake side of the road are subject to occasional flooding. The 100 year flood level at this location on Lake Winnipeg is estimated to be 720.0 feet, Geodetic Survey of Canada datum. All habitable buildings must be built so that the underside of the main supporting beam(s) is not lower than elevation 720.0 feet. Any development that occurs on these lots shall not create any liability on the part of the Crown or Manitoba Hydro for any damage of any kind and shall in no way limit Manitoba Hydro's or the Crown's right to raise or lower the water levels of Lake Winnipeg. Manitoba Hydro or the Crown shall not be held liable for changes in the water level. The lease or subdivision of these lands does not imply any guarantee of water levels on those parcels.

Docks and Shorelines

1. Shoreline manipulation will not be allowed except where erosion problems are occurring. Under special circumstances where erosion is occurring, Manitoba Conservation may allow some modification to the shoreline. Such proposals will be reviewed on a case by case basis and any approved shoreline manipulation must appear natural.
2. Wooden pole docks are acceptable. These must be removed in the fall. No marine railways or modern boatlifts are allowed. Poles for rolling and sliding frames of natural logs are also acceptable.
3. A General Permit for a dock, and location approval, is required to install a dock in front of your cottage, or to replace or enlarge an existing dock. Repairing a dock may be done without approval.
4. Docks must not be within the side buffers projected to the lakeshore.
5. Although detailed construction plans are not required for docks, plans must show:
 - (i) location of the dock in relation to your side buffers,
 - (ii) width, length, and other key dimensions, and
 - (iii) general construction features such as wood decking and stringers supported on driven posts.
6. The lot holder is fully responsible for the structural adequacy and safety of a dock he or she constructs on the public reserve.
7. As an alternative to keeping a boat directly in front of your cottage, Parks and Natural Areas Branch and your advisory committee are investigating the development of the Hecla Village Harbour as a marina for fishermen and Hecla Village residents.

Swimming Pools/Wading Pools/Hot Tubs/Jacuzzis/Hydro Spas

1. Swimming pools are not permitted. "Swimming pool" means an artificially constructed basin lined with concrete, fibreglass, vinyl or like material that persons can swim, wade or dive in, with a water depth greater than 24 inches (60 cm.).
2. Hot tubs or Jacuzzi/hydro spas with a maximum eight-person capacity and children's wading pools with a diameter not greater than 8 feet (2.5 m.) and a water depth not greater than 24 inches (60 cm.) are allowed in the private domain only. Note that waste water from hot tubs, Jacuzzis and hydro spas must be disposed of in an approved manner.

Satellite dishes and television and radio antennas

Satellite dishes and television and radio antennas must be located in the private domain where they will have the least impact on the landscape and your neighbour, and not be visible to the public domain.

Mobile Homes on Lots

Mobile homes, travel trailers or other movable pieces of equipment for use as a vacation home or other accommodation is not permitted to be parked or occupied on your lot.

Wells

If you plan to install a well, choose a location where water quality will not be affected. Install it away from your sewage disposal system and your neighbour's, a marsh, a drainage route, and the lake. See the Sewage Disposal section of this booklet for required distances from sewage disposal systems. The installation of a well requires a special permit and approval of the location from the Manitoba Conservation district office.

Other Business

If you have other concerns you are encouraged to bring them up with your advisory committee and they will bring them to Manitoba Conservation for discussion and resolution.

Variances

If an owner or occupier of a lot applies, Manitoba Conservation may vary any of the requirements for cottage development. The Minister may appoint persons to act as an advisory committee with respect to variances and issues pertaining to cottage development.



Preparing Your Drawings - The Plot Plan

Before constructing a new building or adding to an existing one, you need:

- two copies of a signed and dated plot plan (the plot plan form shown on the following page is available from Manitoba Conservation for this purpose),
- three copies of your building plans,
- a Building Permit application form from Manitoba Labour.

A site plan permit can then be issued to you.

Plot plans

The main purpose of a plot plan is to show the size of the proposed new construction and its position on the lot, including distance from the surveyed lot boundaries, and its relationship to existing development.

Your plot plan must show your lot and adjacent shoreline reserve (if applicable), as well as:

All existing buildings.

Your plot plan should show all existing buildings, including structures on the public reserve along the shoreline. Label the buildings and structures, and show how far they are from your side, front and rear lot boundaries. Indicate any buildings to be demolished as part of a redevelopment project.

Proposed new construction.

Label and give dimensions of any proposed new construction, and show how far it is from your side, front and rear lot lines. Be sure to indicate if any of the existing buildings or new construction have a basement or second storey.

Sewage disposal facilities.

Label any existing or proposed sewage disposal facilities. Show how far they are from the lot lines and buildings. See "Planning and Installing a Sewage Disposal System" for further details.

Other lot development features.

Show other lot development features pertinent to your proposal, such as driveways, drainage channels, trees, wells and large rock outcrops.

Signature and date.

You must sign and date the plot plan as part of the location agreement included in the site plan permit application. It acknowledges your commitment and responsibility to build at the location shown on the plot plan.





Labour
Office of the
Fire
Commissioner

Winnipeg, 510-401 York Avenue, R3C 0P8.
Brandon, 1601 Van Horne Avenue, R7A 7K2
Beausejour, Box 50, 639 Park Avenue, ROE OCO

(204) 945-3322
(204) 726-6367
(204) 268-6068 (69)

FAX (204) 948-2089
FAX (204) 726-6847
FAX (204) 268-6045

INFORMATION REQUIRED WHEN YOU APPLY FOR A BUILDING PERMIT

A building permit application form must be completed by the owner or an agent of the owner. The following information is required on the application form:

- Address and legal description of building location
- Owner's name, address, telephone number
- Designer's name, address, telephone number
- Contractor's or builder's name, address, telephone number
- Use and size of building
- Type of work being done (new, addition, alteration, renovation, repair, etc.)
- Construction information (materials)
- Total value of all work, including materials, installed systems, labour, overhead and profit Under Class of Work on the application, indicate the purpose of the building (e.g., garage, sunroom, shed).

Drawings must be submitted with the complete building permit application to show what will be built. **The drawings which may be required are listed on the next page.** All drawings must:

- show the owner's name, project name, and date
- be drawn to scale (1:50 or 1/4" = 1') or to suit, and the scale should be noted
- be blackline or blue-line prints on good-quality paper
- have legible letters and dimensions that can be read from the bottom or right-hand side of the page
- be marked with the architect's or engineer's stamp, signed and dated (if professional design is required - see information below)
- clearly show the locations of existing and new construction for additions, alterations and renovations.

PROFESSIONALLY SEALED PLANS, PLUS CERTIFICATION OF ON-SITE FIELD REVIEW by an architect or engineer licensed to practise in Manitoba, are required for:

- Preserved-wood basement foundations
- Concrete footings and foundations for houses over 40 ft. (12.2 m) in length
- Any building other than a single or two-family dwelling, small residential garage or carport Any public assembly buildings, such as churches, community halls, beverage rooms, restaurants, schools, arenas and stadiums
- Any institutional building, such as nursing homes, hospitals and prisons
- Any high-hazard industrial building, such as bulk plants for flammable liquids, chemical manufacturing or processing plants, grain elevators and spray painting operations.

You may need approval from other jurisdictions/agencies for development permits, elevators, gas appliances, boilers, electrical systems, environmental discharge, etc. Send applications for these approvals to the appropriate authority.

DRAWINGS TO BE SUBMITTED WITH PERMIT APPLICATION

Following is a list of drawings that may be required when you apply for a building permit. Information typically shown on these drawings is listed, but other information may be added if necessary to fully describe the proposed construction. For alterations and renovations, some of the drawings may not be required.

SITE/PLOT PLAN - building address, street names, size of the site, size of the building(s), description of building(s) (both existing and proposed), location of the building(s) in relationship to the property lines and existing buildings on property, north arrow, vehicle access to the property, parking, grading elevations site drainage, attestation by designer that building complies with the code. Site plan should include description, size and location of all buildings located on public reserve.

FOUNDATION PLAN - overall size of the foundation, size and location of footings, piles, foundation walls; size and location of openings for doors and windows, foundation drainage.

FLOOR PLAN (for each floor) - size and location of interior and exterior walls, exits, fire separations, doors (including door swings and hardware), stairs, windows, barrier-free entrances, barrier-free washrooms, other barrier-free facilities, built-in furnishings.

STRUCTURAL PLANS - size, material and location of columns, beams, joists, studs, rafters, trusses, masonry walls, poured-in-place and pre-cast concrete walls and floors, related structural details.

ELEVATIONS - views of all sides of the building, height of finished grade, exterior finishing materials, size and location of doors and windows, location of chimneys.

CROSS-SECTIONS AND DETAILS - cut-through views of the building, lists of all materials cut through (including structural and finishing materials), vertical dimensions, stair dimensions and handrails, height of finished grade, wind, water and vapour protection installation.

MECHANICAL PLANS - description and location of heating, ventilation and air-conditioning equipment, size and location of duct-work, location of fire dampers, location of plumbing fixtures, supply and waste piping, size and location of sprinkler-systems equipment.

ELECTRICAL PLANS - type and location of lighting, electrical panels, fire-alarm systems, location of exit lights, emergency lighting.

SEND ALL DOCUMENTS TO:

Park Districts Section
Parks & Natural Areas Branch
Manitoba Conservation
Box 51, 200 Saulteaux Crescent
Winnipeg, MB R3J 3W3

Planning and Installing a Sewage Disposal System

Planning and Installing a Sewage Disposal System

Sewage Disposal Systems

All systems must conform to *The Provincial Parks Act*, *The Environment Act* and associated regulations.

Holding tanks or approved alternative systems will be required where the existing system is not functioning according to set standards and regulations.

What method of sewage disposal can you use? When are holding tanks mandatory? What size of septic tank do you need? What is a sullage pit for? This section covers these and other questions you may have about planning and installing a sewage disposal system or upgrading your present one. It applies to all cottages throughout the provincial parks system. To check whether your system is subject to special requirements, see "Special Locations."

Water is our most precious natural resource. You can help protect it by ensuring that your sewage disposal system continues to meet Manitoba Environment standards which were designed to maintain the high water quality of our lakes and river systems.

Where vacation home upgrading significantly increases overall sullage/sewage generation, the system must be replaced by an approved system.

All private sewage disposal systems are subject to random inspections.

Environmental Protection.

If your present system is operating with no environmental or public health problems, you don't have to change it.

If your system has failed or is defective, you must repair it or replace it with an approved system.

It is important to ensure that your system is operating properly to help protect the environment in the park.

An installation permit and registration with Manitoba Environment are required before any work is carried out on a private sewage disposal system. Application forms are available at Parks and Natural Areas Branch in Winnipeg, or at your local Manitoba Conservation district office.

You may also have to change the system if:

- more sewage and sullage is generated as a result of cottage upgrading
- you switch from seasonal to permanent residence
- your system was inadequate to begin with.



Definitions:

disposal field - a system of pipes laid in a shallow excavation or trenches back-filled with graded media and topsoil for the disposal and treatment of sewage effluent

graded media - crushed rock or gravel ranging in diameter from 0.5 to 3 inches (1-7 cm)

holding tank - a watertight receptacle designed to retain sewage or sullage

low water-use closet - a toilet that uses less than 1 gallon (4.5 litres) of water for each flush

private sewage disposal system - a system for sewage treatment or disposal or both

sensitive area - any area so designated by the Minister of Environment

septic tank - a watertight receptacle for the primary treatment of sewage and the digestion of sludge

sewage - fecal or urinary wastes

sewage effluent - sewage after it has undergone at least one form of physical, chemical or biological treatment

sludge - the settled solids in the working chamber of a septic tank or treatment plant

sullage - liquid waste excluding fecal and urinary wastes (grey water)

sullage pit - an excavation back-filled with media for the disposal of sullage

WARNING

Dangerous Gases.

Never enter a holding tank or septic tank. Sewage produces toxic gases.

Over the years, many people have died in these types of tanks. They were suffocated by lack of oxygen or overcome by toxic gases.

Traps.

All plumbing fixtures must have a trap installed to prevent sewer gases from entering your building.

Venting.

All plumbing fixtures must be vented to a main stack to dissipate sewer gases.

Qualified Tradespersons.

All work on holding tanks, septic tanks and plumbing systems should be performed by qualified tradespersons to meet the Manitoba Plumbing Code. Improper installation or maintenance could result in dangerous gases entering your building. Environmental damage could also result.

Selecting A System*

Whether you are upgrading an old system or starting from scratch, selection of your system depends on site conditions and the type of facilities at your cottage.

Seven Methods. You can use any of seven sewage disposal methods approved by Manitoba Regulation 95/88R, * "Private Sewage Systems and Privies Regulations."

The seven methods are designed to ensure that sewage and sullage ("grey" water from sinks and tubs) do not pollute park lands and waters.

The seven methods are as follows. See the rest of this section for more details.

1. pit, pail, or vault privy and sullage pit for "grey" water (this method is acceptable in all areas, including "sensitive areas", if no pressured water system is present – see previous page for an explanation of "sensitive areas").
2. low water use closet, septic tank (minimum 150 gallons or 680 litres) and field, and sullage pit
3. low water use closet, holding tank (minimum 750 gallons or 3400 litres), and sullage
4. full size system (four fixtures), holding tank (minimum 1000 gallons or 4500 litres), and sullage pit
5. full size system (four fixtures) septic tank (minimum 575 gallons or 2590 litres) and field.
6. holding tank for all sewage and sullage (minimum 1000 gallons or 4500 litres).
7. non-water carried toilet system, such as composting or incineration, and sullage pit.

The septic tank and field method may not necessarily be a workable solution for your lot.

In some locations, your choice of system might be subject to special restrictions. See "Special Locations" earlier in this section.

CSA Approved. Septic tanks, holding tanks, composting toilets, pipes - in short, all plumbing equipment in your system must be CSA approved.

Holding Tanks. In some situations, a holding tank may be the best solution for handling wastewater.

Holding tanks are **mandatory** for all sewage and sullage if your lot is accessible by road **and** if any of the following conditions apply:

- your lot is in an area that has been declared "sensitive" by Manitoba Environment
- site conditions cannot provide sufficient environmental protection for sewage flows using one of the other six methods.

Alternatives to Water Carried Toilet Systems

For reference, here are the highlights on the most commonly used alternatives to standard flush toilets.

Incinerator Toilets – use gas or electricity to burn wastes to a dry, sterile ash that may be discarded with no special precautions.

Composting Toilets - allow organic material to decompose in the presence of air. When fully composted, the residue material is an inoffensive, earth-like substance that can be used for fertilizer.

Chemical Toilets – often a bucket with a seat. The "chemical" part is a small amount of solution poured into the bucket before use.

Pail & Vault Privies – A pail privy substitutes for the pit. A vault privy uses a small watertight tank or container. Both types have to be emptied periodically by a pump-out truck.

** Manitoba regulation 95/88R under The Environmental Act is currently under review and may result in changes as to the type of systems being allowed in parks.*



Getting the Most Out of Your Septic System

A septic disposal system is surprisingly efficient and durable if it is properly installed and used.

Normal amounts of grease, soap, detergent, bath salts, and other common household chemicals will not harm it. Even bleach and lye, in moderate quantities, will not hinder the bacterial action in the septic tank.

There should be no need to use "starters," "bacterial feeds," or "cleaners". All the bacteria needed to operate the tank are already contained in the sewage entering the system.

How often the tank needs to be cleaned out depends on its size and the amount of use it gets. Have it inspected once a year. Excessive buildup of sludge in the tank may clog the disposal system and render it unusable.

Keep water use to a minimum. Take a short shower instead of a bath and use a flow-restrictor in the shower head. Turn water on and off as you need it. Check for dripping faucets and toilets that keep running. Wait until you have full loads before using automatic washers and dishwashers.

Excessive use of water, such as doing many washings in one day,

can overload the field or worse, flush solids from the tank and clog the field.

Do not allow roof drains to discharge to the septic tank or surface waters to drain towards the septic field.

Keep vehicular traffic, including snowmobiles, off the septic field.

Do not plant trees or locate playground equipment, sheds, or other structures on a septic field.

Sullage Pits

A sullage pit is nothing more than a covered hole in the ground, filled with stones. It is used to collect small amounts of grey water and disperse it into the surrounding soil.

You are allowed only one sullage pit on your lot – if your situation qualifies for its use. No part of it can be located inside a buffer strip.

Sullage pits can handle water from sinks, baths and showers.

They are not meant to handle water from clothes washers, hot tubs, jacuzzis, hydro spas, or children's wading pools. The large amounts of water from these sources could cause the pit to overflow and defeat its purpose.

Sullage pits are designed to dispose of waste-water that is free of solids and thus does not require septic-tank treatment.

If you have a septic tank and field that serve a full size system (4 fixtures), you cannot use a sullage pit.

Sullage pits are to be used during the open water season only. Absorption is blocked in winter when the ground is frozen.

They are suitable where quantities of grey water are low - less than 50 gallons a day.

For example, you might be able to use one to serve a cottage with four occupants, a kitchen sink, and one hand-basin. A second example would be a cottage with two occupants, a shower, kitchen sink, and one hand-basin.

The size of the pit depends on the type of soil. The minimum allowed depth is 2 feet; the maximum allowed depth is 4 feet.

For example, for a standard 3 bedroom cottage:

- on sand with gravel, a 64 ft³ pit is necessary (e.g.: 4 ft x 4 ft x 4 ft or 5.7 ft x 5.7 ft x 2 ft);
- on silty sand to clayey silt, a 144 ft³ pit is necessary;
- on clay, a 324 ft³ pit is necessary.

Certain types of clay may be impervious and not suitable for a sullage pit.

To get the most out of a sullage pit, keep waste particles from going down the drain. They can clog the pit, reducing the infiltration rate.

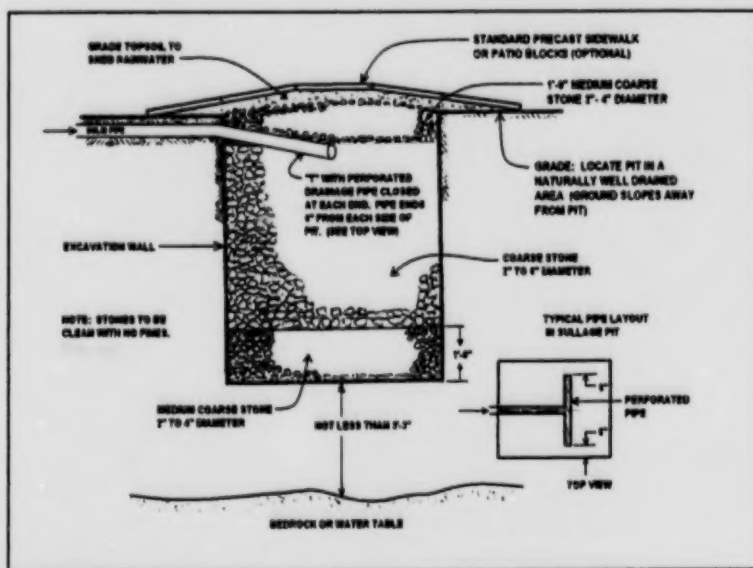
You cannot install a sullage pit under a building. It must at least 10 feet (3 metres) from any building and the lot line. The space between the building and the pit should be unobstructed.

A sullage pit should be at least:

- *50 feet (15 metres) from the nearest well
- *100 feet (30 metres) from the nearest spring or shallow well
- *100 feet (30 metres) from the nearest watercourse.

Your site must have a layer of suitable soil (see illustration) and cover a large enough area to meet setback requirements for the safe disposal of sullage. The soil must be deep enough so that the bottom of the pit sits at least 1 metre (3 feet) above the water table or bedrock.

The best soil is sandy. It falls into clods that crumble easily. Soil that is dense, hard and dry, dull gray, or mottled is apt to be nonabsorbent. Inspect the soil on your lot by turning up spades full at several locations. When you have found a site that seems suitable, dig a test hole and arrange for an inspection through Parks.



Locate a sullage pit in well-drained areas not subject to surface ponding.

Working on the System

Whether you want to renovate, repair, or expand your system, or install a new one, you will need to get several preliminaries out of the way - completing paperwork, marking boundaries, digging test holes, arranging inspections - before you start any pick and shovel work on the system.

You cannot begin installation until you have an Installation Permit from Manitoba Conservation. If your proposed system doesn't pass an inspection, you are welcome to discuss alternatives with the inspecting officer.

In special circumstances, you may require the services of a professional engineer. Manitoba Conservation will advise you.

Here is a typical sequence of activities:

The Forms.

Obtain the following forms from Manitoba Conservation:

- **Application for Installation**
- **Manitoba Environment Registration Form**

These forms are available from Manitoba Conservation district offices and Parks and Natural Areas Branch in Winnipeg.

Complete the following work before you submit the forms.

- Mark the corners of your lot with coloured ribbon or stakes.
- Mark any property boundaries that are close to the proposed sewage system. This is critical. The Natural Resource Officer will check to make sure all set backs have been met.
- Stake out the area you propose to use for your system - septic field, sullage pit, holding tank.

Complete the forms and return them to the Manitoba Conservation district office or Parks & Natural Areas Branch in Winnipeg. When your forms are received, an inspection will be arranged to inspect your lot to confirm that the location of your system agrees with your plot plan. You don't have to be on-site for the inspection.

Holding Tanks.

If you are installing a holding tank, you must send Manitoba Conservation your completed Application for Installation and Manitoba Environment Registration forms. Manitoba Conservation will check the location of your holding tank.

If the location and your proposed installation meet the requirements of the Environment Act, you will be issued an Installation permit and an Acknowledging Receipt for the Manitoba Environment Registration Form for a Private Sewage Disposal System.

Check with your Inspecting Officer before you go ahead and install the tank. That's all there is to it.

Pit, Pail, or Vault Privy.

Complete the Application for Installation form and return it to Manitoba Conservation. Staff will check the location. If it is satisfactory, you will receive an Installation Permit.

Septic Tanks, Fields, and Sullage Pits.

If you are proposing to install any of these facilities, make arrangements with Manitoba Conservation to check the location(s) you have selected for your facilities.

If the location proves satisfactory, you can go ahead and dig test holes.

For a septic field, dig two test holes in the proposed field, about 20 feet (6.1 m) apart, to a depth of 6 feet (1.8 m) or bedrock or the water table.

For a sullage pit, dig one hole in the area for the pit to a depth of 7 feet (2.1 m) or to bedrock or the water table. Holes can be dug with a post-hole auger or similar tool.

Once you have dug the test holes, make arrangements with Manitoba Conservation for an inspection. (Flag or cover the holes to make sure someone doesn't fall into them.) Manitoba Conservation will inspect the holes to make sure that there is enough overburden - soil, sand, gravel above bedrock, or the water table - to accommodate the system you are proposing to install. They will also establish the soil type which determines the size of the septic field or sullage pit.

If soil conditions and site location are acceptable - or can be made acceptable - complete and forward to Manitoba Conservation the necessary forms.

STANDARDS FOR SEPTIC TANKS AND DISPOSAL FIELDS SERVING DWELLINGS

SCHEDULE A (Clause 9(a)) (from Manitoba Regulation 95/88 R)*

SEPTIC TANKS

Septic tanks servicing dwellings shall

- (a) be watertight,
- (b) have at least two compartments;
- (c) be of concrete or fibreglass construction or other approved materials;
- (d) if prefabricated, shall bear a valid stamp or mark indicating certification by The Canadian Standards Association (Standard B66 or latest revised edition);
- (e) have access holes extending to or above the ground surface;
- (f) have childproof covers;
- (g) be set back at least the distance indicated, from the following:

(i) Building	1.0 m
(ii) Property Boundary	3.0 m
(iii) Wells	8.0 m
(iv) Surface Water	15.0 m
(v) Cut or Embankment	8.0 m
(vi) Swimming Pool	3.0 m
(vii) Cistern	3.0 m
- (h) have a minimum working capacity of
 - (i) 2,250 litres for a sedimentation chamber; and
 - (ii) 340 litres for a control chamber

DISPOSAL FIELDS

Disposal fields servicing dwellings shall

- (a) not be located in areas where the depth of available overburden is less than 1 m from the base of the field to bedrock or high water table;
- (b) be set back at least the distance indicated as measured to the nearest part of the disposal field that receives the sewage effluent, from the following:

(i) Building - no basement or cellar	6 m
(ii) Building with basement or cellar	11 m
(iii) Surface Water	30 m
(iv) Cut or Embankment	15 m
(v) Swimming Pool	8 m
(vi) Water Service Pipes	8 m
(vii) Well (drilled and cased to a min. of 6 m below ground level)	15 m
(viii) Other Wells and Springs	30 m
(ix) Property Boundary	8 m

- (c) where trench-type disposal fields are used, have dimensions as follows:

(i) Minimum trench width	40 cm
(ii) Minimum trench depth	60 cm
(iii) Maximum trench depth	90 cm
(iv) Minimum diameter of the perforated pipe	10 cm
(v) Minimum thickness of graded media above perforated pipe	5 cm
(vi) Minimum thickness of graded media below perforated pipe	25 cm
(vii) Minimum distance between trenches (pipe to pipe)	2 m
(viii) Maximum length of each pipe lateral	18 m
(ix) Minimum height of soil cover over graded media	30 cm
- (d) where trench fields are used, have distribution pipe of the following minimum lengths:

Sand with Gravel	55 m
Silty Sand to Clayey Silt	70 m
Clay	80 m

The length of distribution pipe shall be increased by 10% for each bedroom exceeding three.

- (e) where total area fields are used, dimensions as follows:

(i) Minimum diameter of the perforated pipe	10 cm
(ii) Thickness of graded media below perforated pipe	45 cm to 50 cm
(iii) Minimum thickness of media above perforated pipe	15 cm
(iv) Minimum total length of perforated pipe	18 m
(v) Minimum thickness of soil cover over media	30 cm
(vi) Maximum depth of excavation	1 m
- (f) where total area fields are used, have a minimum volume of graded media as follows:

Sand with Gravel	30 m ³
Silty Sand to Clayey Silt	40 m ³
Clay	60 m ³

The volume of graded media shall be increased by 10% for each bedroom exceeding four.

Reducing Fire Hazards on Your Lot

Here are some general tips for fireproofing cottage lots. For advice that applies specifically to your lot, contact your Manitoba Conservation district office.

- Consider removing coniferous (pine, spruce and balsam) trees if they are growing within 3 metres (10 ft.) of your cottage or any chimney. Coniferous trees are more flammable than other types of trees.
- Prune coniferous trees to at least 2 m (7 ft.) from the ground. Although pruning detracts from the appearance of the tree, it discourages fire from climbing into the treetops (crown fire).
- Thin out other types of trees growing within 10 m (35 ft.) of your buildings. Prune to clear chimneys by at least 3 m (10 ft.), and prune them to at least 3 in (10 ft.) from the ground.
- Remove dead brush, litter and flammable ground vegetation from your lot. Do not deposit grass clippings, leaves and dead brush in the buffer strips between your lot and your neighbour's. Note that you must obtain a permit to burn grass or debris on your lot.
- Plant grass or other ground cover with a high moisture content in the open space next to buildings. Keep the grass well trimmed. Uncut grass poses a fire hazard.
- Remove stacked firewood and lumber from along outer walls and under the cottage. Keep these areas free of leaves, needles and other combustible debris.
- Keep gasoline, propane and all other flammable fuels and fluids in CSA-approved containers. Never store gasoline in glass or plastic containers, or in a metal can with any plastic parts. The best storage areas are away from your living areas, like a detached garage or shed. Dispense gasoline and other fuels outdoors.
- Clear ground down to mineral soil or rock 1.5 m (5 ft.) around fire places and barbecues.
- Store fibreglass or wooden boats and canoes upside down on rock or on a clear area at least 1 m (3 ft.) above the ground.
- Keep fire extinguishers, shovels or other fire-fighting equipment handy. A full rain barrel is a great idea, but make sure it has a lid to keep out leaves and prevent mosquitoes from breeding in it.
- Make sure a hose is always available if you have a pressurized water system. Lawn sprinklers are also effective in fire fighting when placed on or near buildings.
- Keep roofs and eavestroughs clear of debris. Use fire-resistant roofing materials, such as metal, asphalt shingles/roofing or fire-retardant treated wooden shingles and shakes.

Were you Wondering About ...

Cottage Addresses. Manitoba Conservation strongly recommends displaying your address (a lot and block number in most cases) at your cottage. This can be very important if an emergency services vehicle is trying to find your cottage. Posting an address also makes it much easier for service staff and other visitors to find your cottage location.

Treating Drinking Water. Before drinking lake water or water from hand wells, you should boil the water. Or, treat it with household bleach at the rate of 2 drops per litre, shake it, and then allow it to stand for 30 minutes. If available in your area, you should drink treated, chlorinated water from a central pump-house or a central piped system.

Firearms. It is illegal to possess a firearm in a Provincial Park except under licence during an open hunting season. However, you may apply for a permit from the Director of Parks and Natural Areas to keep firearms at your residence. You may not hunt, discharge a firearm or possess a loaded firearm within 300 metres (984 feet) of recreation areas, cottages, dumps, roads and prescribed trails.

Problem Wildlife. If beavers are causing problems at your cottage by removing too many trees, placing chicken wire or other metal material around the base of trees will usually deter them.

To help prevent problems with bears, never leave garbage, dog food, or food of any kind outdoors or in places where bears can reach it. Placing bird feeders, including hummingbird feeders, where bears cannot reach them will also prevent problems. Report any problems about bears, beavers or other wildlife problems to your local Manitoba Conservation district office.

Green Ideas

Here are some ideas that we can all apply to safeguard the environment in the park - for ourselves, our children and their children.

- ☐ Follow the three R's of environmental protection: REDUCE, REUSE and RECYCLE.
- ☐ Limit your use of throwaway containers such as plastic soft-drink bottles and foam packaging-
- ☐ Return recyclable products such as cans, bottles and paper to recycling depots.
- ☐ Protect your lake by ensuring that your sewage and refuse are disposed of properly.
- ☐ Where possible, use recycled paper products.
- ☐ Avoid buying aerosol containers for any use, as many still contain CFCs.
- ☐ Use soaps, shampoos and laundry detergents marked 100 per cent phosphate-free, or use biodegradable products.
- ☐ Minimize the use of lawn and garden fertilizers which can speed up weed and algae growth (eutrophication) of your lake, and of pesticides and herbicides which damage other flora and fauna.
- ☐ Remember that some of your household garbage, such as pesticides, paint strippers, solvents, stains, used oil, batteries-, bleach and many household cleaners, may be hazardous waste. Dispose of this type of garbage at a toxic waste depot, not at garbage cages, in the park dump or down your drain.
- ☐ Do not litter or dispose of any garbage or other items into water bodies.

Subdivisions/District Office

If you need information about your lot dealing with such topics as lot boundaries, public reserve area, concerns about your neighbours, garbage, roads, problem wildlife, enforcement, brush disposal, wildfires, firewood, etc., please contact the Riverton district office Manitoba Conservation 1-204-378-2945 (see next page for contacts).

If you need information about matters relating to your lease, permit, fees, invoices, variances or building permits, please contact the Parks and Natural Areas Branch in Winnipeg at 945-6772 (toll-free at 1-800-282-8069).

For sewage system information only, call the Water Quality Program, West Hawk Lake, at 1-204-349-2247.



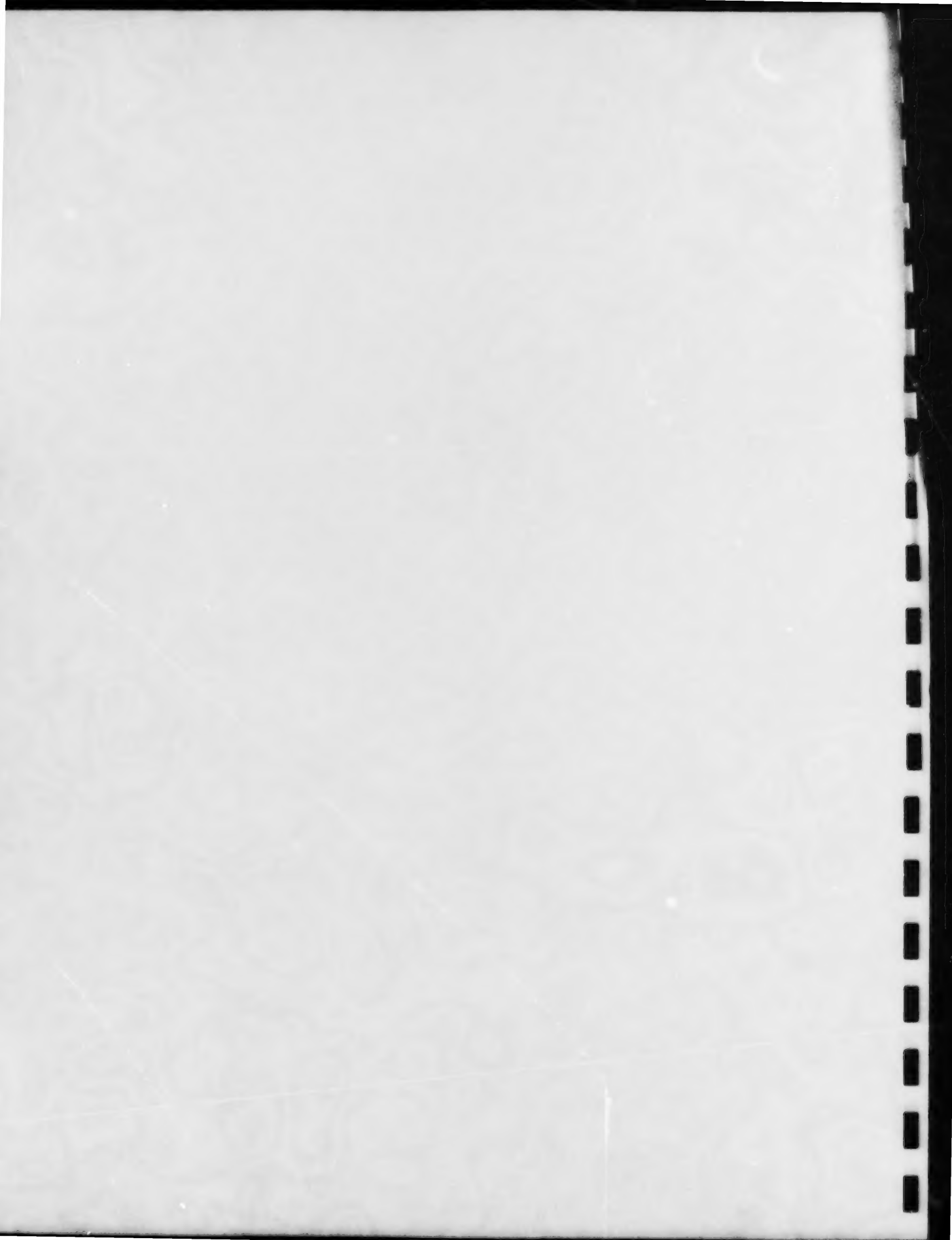
The Manitoba Conservation (Parks & Natural Areas) website can be found at www.gov.mb.ca/natres/parks. You'll find maps, news about up-coming events, camping, our reservation service, Travel Manitoba information, and more!

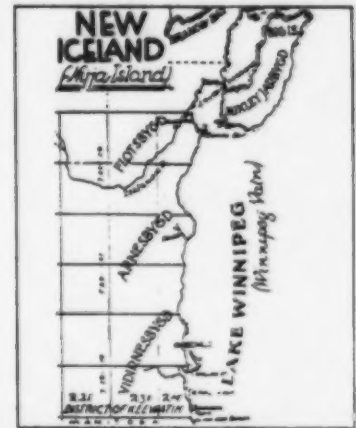
**Manitoba
Conservation
Parks & Natural Areas**



MANITOBA CONSERVATION CONTACT PERSONS

<u>ITEM</u>	<u>CONTACT PERSON</u>	<u>NUMBER</u>	<u>ADDRESS</u>
1) LEASE	ELIZABETH LALMAN	(204) 945-6772	WINNIPEG
2) ASSIGNMENT	KATHY NASH	(204) 945-8872	WINNIPEG
3) CHANGE OF NAME	KATHY NASH	(204) 945-8872	WINNIPEG
4) APPLICATION FOR PERMIT FOR A STRUCTURE ON PUBLIC RESERVE	JOCELYNE OUMET	(204) 945-4383	WINNIPEG
5) WORK PERMIT	DOUG SMILEY	(204) 378-2945	RIVERTON
6) TREE REMOVAL	DOUG SMILEY	(204) 378-2945	RIVERTON
7) LOCATION OF DRIVEWAY	DOUG SMILEY	(204) 378-2945	RIVERTON
8) FIRE PIT PERMIT	DOUG SMILEY	(204) 378-2945	RIVERTON
9) LOCATION APPROVAL FOR A DOCK ON PUBLIC RESERVE	DOUG SMILEY	(204) 378-2945	RIVERTON
10) WELL PERMIT	ED FEHR	(204) 349-2247	WEST HAWK
11) HOLDING TANK, SEPTIC FIELD, SULLAGE PIT	ED FEHR	(204) 349-2247	WEST HAWK
12) BUILDING PERMIT	KEN HYKAWY	(204) 268-6068	BEAUSEJOUR
13) CONSTRUCTION DRAWINGS, MANITOBA BUILDING CODE, FOUNDATIONS, AND FIRE CODE	KEN HYKAWY	(204) 268-6068	BEAUSEJOUR
14) APPLICATION FOR A SITE PLAN PERMIT, WELL, DOCK, VARIANCE, ETC.	JOCELYNE OUMET	(204) 945-4383	WINNIPEG
15) LOT DEVELOPMENT REGULATIONS AND GUIDELINES	RICK JUPP	(204) 945-4370	WINNIPEG
16) PAYMENT OF INVOICES	RHONDA KIBSEY	(204) 945-4545	WINNIPEG
17) QUESTIONS RE. LAND RENTAL SERVICE FEES	RICK JUPP DAVE FITZJOHN	(204) 945-4370 (204) 945-2926	WINNIPEG WINNIPEG
18) SURVEY PLANS	RICK JUPP	(204) 945-4370	WINNIPEG
19) LEASE INSPECTIONS	ED FEHR	(204) 349-2247	WEST HAWK
20) COMMERCIAL OPERATIONS	JEFF COLPITTS	(204) 945-4406	WINNIPEG





Part 2: A Future Landscape from the Hecla Past

Landscape Guidelines for
Lot Development within
the Hecla Historic Lands

for the
Province of Manitoba:
Department of Natural Resources

**McIntosh
BROWN**

LANDSCAPE &
ENVIRONMENTAL
design & planning

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with Frederickson Cooper Architects

MARCH 1998



These landscape guidelines have been developed with the new and current users of the Hecla landscape in mind. In considering the range of users, it might be argued that we are not necessarily dealing with realities but with perceptions. The perceptions of park-users are usually relatively brief and often recreational; the perceptions of residents are everyday. These landscape design principles are for all users, including:

Residents: people for whom Hecla will a principal residence; retirement home; summer cottage; or a place for running a cottage industry or a seasonal business. The re-settlers will collectively form an ex-urban community set in a rural landscape. It is anticipated that a high percentage of the population will be retirees. Most of the re-settlers will be direct descendants from Hecla Island.

Short-term and Long-term Recreational Users: Winter and summer recreation users, including fishers; resort residents; and members of the arts community

Educational users: School groups and summer camps

Research users: From both Manitoban and out-of-province Universities and Continuing Education Establishments.

Park staff: Full time, seasonal, and contract employees.

These landscape guidelines will create an economically useful landscape that encourages appropriate uses and outdoor activity. A living place will be re-created whose structure and activities will help to sustain the traditional immigrant Icelandic context.

Because of societal and technological changes, it is neither possible nor desirable to create an authentic working landscape. The proposed landscape framework will allow the former pastoral landscape character to be redeveloped during resettlement in a working landscape context - although lifestyles are now different, and may again be different in the future. By building on the past, these guidelines aim to allow the new Hecla community to build a sustainable future.

These landscape guidelines will help the Hecla community make decisions about landscape proposals during the resettlement of the Hecla Historic Lands. By creating the framework for a pastoral landscape character to redevelop during the Hecla Historic Lands resettlement, these guidelines will develop a *visual quality and visual consistency for Hecla's future that is reminiscent of Hecla's past*

The guidelines put into a *working form* the immigrant Icelandic communities' information about traditional land use and traditional land development patterns during the period from 1920 and 1940 - a successful period of the community.

The guidelines are built around the following four principles:

- *Use the traditions of the immigrant Icelandic culture to influence all land use, landscape structures and elements, and choice of plant material*
- *Create zones within the lots for public and private domains;*
- *Orientate new houses toward the lakeshore or parallel to the side lot lines.*
- *Work within the natural environments of each lot.*

By guiding landscape design within this historic context, we are re-establishing a cultural resource for the immigrant Icelandic peoples.

Hecla Island is part of *Hecla and Grindstone Provincial Park*. The area for resettlement has been designated *Heritage Land Use Category* within the *Manitoba Natural Resources* mandate of protecting natural and cultural environments - landscape conservation is considered an acceptable contemporary land use within a provincial park. These guidelines have been developed with direction from *Manitoba Natural Resources* and the *Hecla Ex-Landowners' Association Steering Committee*.

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Hecla Lands: Landscape Background

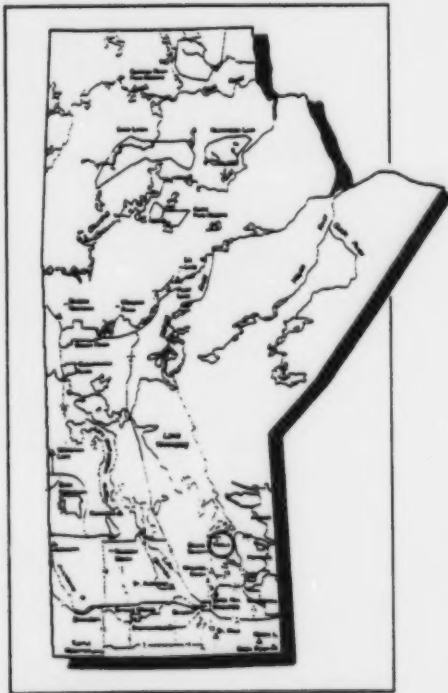
Landscape character

Landscape character is an important part of an individual's memory of a place and an important constituent in creating the essence of a place. By maintaining the integrity of the Hecla historic landscape, we will create a resource for future generations descended from the immigrant Icelandic community and for the various users of the park lands.

During the period from 1920 and 1940 — a successful period of the community on which the historic character is based — the settlement pattern comprised a regularly spaced series of dwellings along the shoreline following the road. Cleared land between the forest and the lake consisted of strips of fields, with farmsteads and scattered vegetation. Haystacks and livestock were seasonally added to the pastoral scene.

These guidelines set out to respect the rural charm of the overall Hecla landscape character.

The following maps show the vegetation mapping and the landscape zones for the area.



Location Plan

Source: Manitoba Natural Resources,
(1997).

2

Hecla Lands: Landscape Background

The following landscape zones are based on a 1949 aerial photograph to indicate the Hecla historic landscape context:

Zone 1: Open landscape of 1/4 mile width above a cliff shoreline;

Zone 2: Low fertile land stretching along a curved shoreline with the church and dock visible to south;

Zone 3: Site of the village and a generally low shoreline leading to a cliff to the south. The Tomasson Boarding House is a southern landmark at a high point in the landscape;

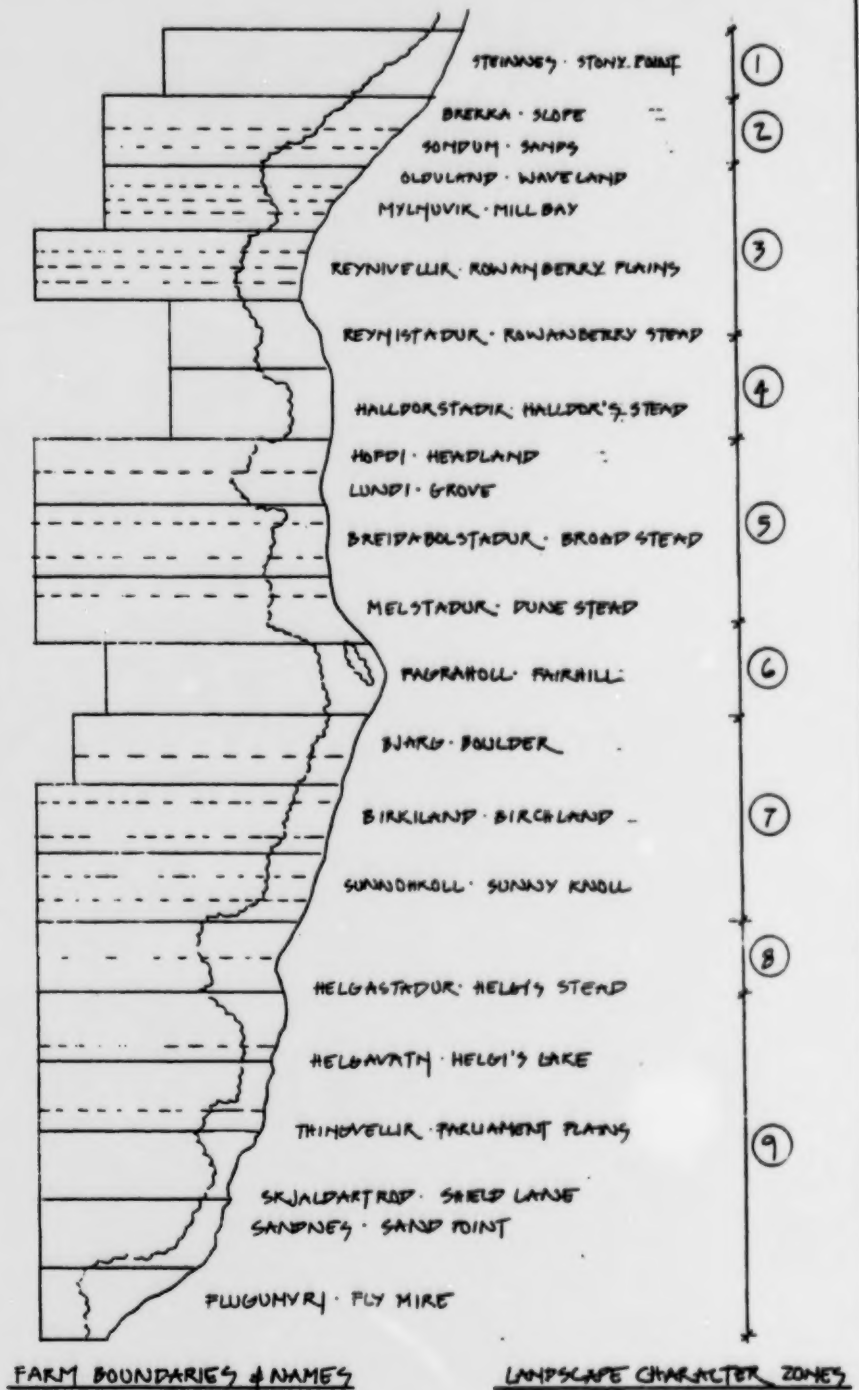
Zone 4: This landscape comprises short grasses on thin upland soils. From the cliff in the north there is a good view of the village and the bay. The shore road passes through a mature spruce grove;

Zones 5 & 7: Small, low ridges meet the shoreline. The scale of these landforms relates to the settlement pattern;

Zone 6: This zone includes the blunt forested headland which is separated from open ground by the shore road;

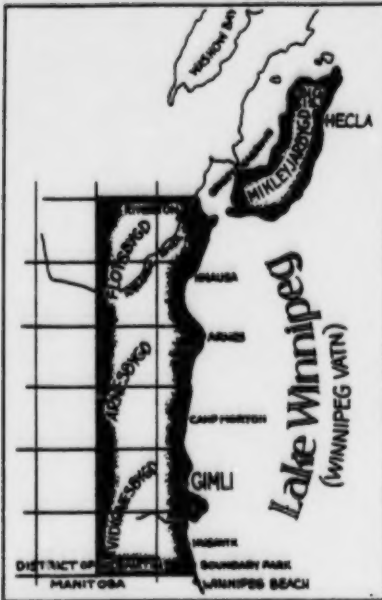
Zone 8: A continuous low shoreline with a sand beach bay;

Zone 9: A low shoreline with sandy beaches.

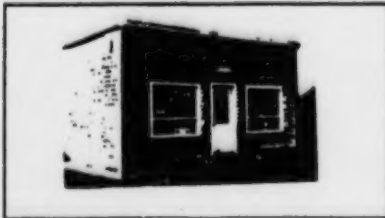


Hecla Island Landscape Character Zones: Farm Boundaries and Names
Source: Kjartanson (1995)

Hecla Lands: Landscape Background



**The Republic of New Iceland:
1875-1887**



Williams Store

Historic Landscape Background

Hecla Island was part of a reserve for immigrant Icelandic settlers set up by the Canadian Government in 1875, following which the first settlers arrived in 1876. Known as the Twelve Year Republic, Hecla Island was part of self-governing New Iceland until the area became part of the Province of Manitoba in 1887.

The eastern side of the island was settled in 1/4 mile wide by one mile deep lots distributed along the lake shore, so giving each settler land for cultivation, pasture, and treed areas. The village site was settled first, mainly because the sawmill offered immediate employment.

During various periods throughout Hecla's settlement history, resource-based and village businesses provided additional employment. These enterprises included: selling firewood; operating a general store; boat and ship building; logging; sawmill; mink farming; moose and deer hunting; trapping of weasel, squirrel, muskrat, red fox and wolves; automobile repair service; taxi service; barber and hairdressing services; veterinarian; nursing; mail delivery; school teaching; and domestic services such as cleaning and laundry.

Forestry and the sawmill provided some local employment, with commercial fishing of whitefish, gold-eye and pickerel as the main livelihood. Logging of white spruce, birch, and poplar had started before park designation; the sawmill was operating in 1875 before Icelandic colonization, and was instrumental in the Icelanders' decision to settle on Hecla. The men also worked in Winnipeg on a seasonal basis, leaving their families at Hecla.

Each family lived on one lot, with land divisions usually set out perpendicular to the shore, and each lot had all the essential elements necessary for a subsistence lifestyle. Homesteaders located the vegetable garden in the best place on the lot, sometimes

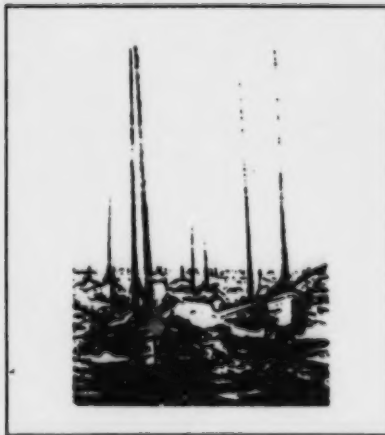
Hecla Lands: Landscape Background



Working the homestead

on a small knoll or low hill for better natural drainage. Animals kept included cattle (beef and dairy), oxen, sheep, horses, and chickens; crops included grain crops (probably oats and barley), potatoes, turnips. Typical lot land use included: forest; bush pasture; hay pastures; grazing lands; cultivated field for crops. These uses were commonly separated by post and wire fencing, with some rows of trees and hedges. Due to the availability of natural pastures for hay being furthest away from the house location, the grazing lands were closest to the farmstead.

Approximately a half of the houses were located in open, cleared spaces close to the lake shore, where winds helped to keep mosquitoes away. Some of the houses had gardens around them; these are referred to as the *houseyard*. Historically, outbuildings were added to lots over time.



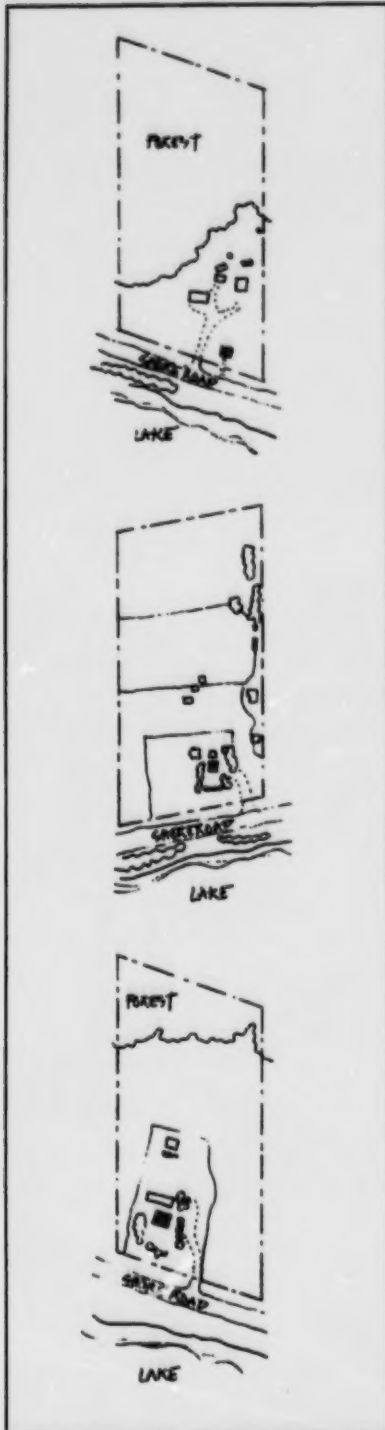
Commercial fishing on Lake Winnipeg

Seasonal work on Hecla Island generally followed the following pattern: early spring for wood cutting when the ground was still frozen (ground covers and soils were protected from compaction and erosion by the snow and frozen ground); late March and early April was the muskrat harvest season; late June to mid-July, hay-making took place; summer was the whitefish season, followed by further fishing in fall. These activities were carried out primarily by the men and played a significant part in preventing the intensification of agriculture.

Fishing took place all over the lake and most householders had a caboose with a wood stove. A tractor train picked up fish, and the fisherman towed hay behind the caboose in a sleigh for the horses. Most houses had a yawl out front — there were no boathouses or individual docks on the lakeshore.

Electric power lines were installed during 1953 (the 1950's were a common date for electrification throughout rural Manitoba).

Hecla Lands: Landscape Background



Example historic lot layouts

The Hecla residents contacted the Provincial Government during the late 1960's to request that the island be designated a Provincial Park, in the belief that a major park development on Hecla would offset economic decline by creating parks-related construction and maintenance jobs. Residents are reported as feeling that this designation would also preserve their history and village. Hecla Provincial Park was established in 1969.

Each structure built on Hecla Island before 1969, irrespective of its historical grading, is part of the settlement pattern and therefore forms part of the cultural landscape. This landscape could be characterized as a pastoral, working landscape with subsistence agriculture and elements associated with commercial fishing and logging.

Farmstead

The farmstead included the house, outbuildings, and their immediate grounds. Farm lot development included a main house; a summer kitchen (for cooking and washing); a net shed for fishing equipment (a large one was the size of a one car garage); outhouse; storage for a bombardier, various quantities and sizes of storage sheds; a few icehouses; a well house; a woodshed; and smoke houses (approximately 10 ft. x 10 ft.) with a shed roof and located along the lake shore. Different barns or sheds for a variety of livestock, such as a cow shed and chicken house, were located on the lot.

Barns ranged from small structures of a storey-and-a-half to large structures that housed cattle. For practical purposes, barns were often located in the middle of a field or by a back pasture. Hay was usually stored as rounded haystacks — making a common feature in the landscape — or in the upper floor of a barn.

House and farm driveways were usually unsurfaced, and often grass tracks. Outbuildings were frequently sited in a linear pattern,

Hecla Lands: Landscape Background

following a farm track, and traditionally grouped informally around the house — although sometimes at some distance. Occasionally sheds were sited across the road next to the shore.

The caboose was usually stored in the yard, probably near outbuildings. A caboose could measure up to 50 ft by 12 ft., and provided sleeping quarters, with a wood stove, and a manger on either side. A horse tent was packed into a manger — the tent was extended at night from the side of the caboose to shelter the horses who fed at the manger.

Small wooden fishing skiffs were usually stored upside down in the farmyard. Net reels were a farmyard feature until synthetic nets became available around 1950, before which the fishing nets were made of natural fibre and had to be dried and cured each week. Nets were spread on reels, that were rotating open frameworks constructed of wood.

Ornamental plants for houseyards included prairie shrubs, flowers and native bush plants. Mountain ash was a favourite large shrub for house yards. The following plants have been noted as having been used as ornamentals in houseyards:

Trees:

Green Ash *Fraxinus pennsylvanica*
Manitoba Maple *Acer negundo*
American Elm *Ulmus americana*

Shrubs:

mountain ash, willows, crabapples, honeysuckle, lilac, shrub roses, caragana

Historic Use of Native Plants

The collecting and preparing of the following edible berries was an important part of Island life. The following berries were gathered:

Saskatoon *Amelanchier alnifolia* —
used in pies and jams
Raspberries *Rubus* spp.
Highbush cranberry *Viburnum trilobum*
—used to make jelly
Pin cherry and chokecherry *Prunus*
spp.
Wild strawberries *Fragaria* spp.

Houseyards

The house was usually sited a short way back from the shore road, and usually oriented to face the lake. The yard and porch faced the road and lake. The orientation of the rest of the buildings on the lot generally followed that of the main house.

Typical *houseyard* perimeter features included rows of shade trees or hedges, sometimes on all sides of the houseyard but often partially open to the front, giving views to the lake. The plants primarily used were native to Hecla Island.

The houseyard was usually tended by the women, and contained the summer kitchen and a vegetable garden. Houseyards were modest in size due to the demands of work elsewhere on the farm. The vegetable garden was fertilized by the farm's manure. Vegetables recorded as being grown included: potatoes, peas and lettuce.

Hecla Lands: Landscape Background

Agricultural Land Use

The *homefield* was sited on the best drained and most fertile land, often adjacent to the lake and possibly at the front of the farm. It was fertilized by farm manure, used for hay for winter feed and occasionally for grain crops. The homefield and the vegetable garden are the only places on the farm recorded as receiving additional nutrients for food production.

Rough pasture at the edge of the forest was termed *bush pasture*. Some mature conifer trees were retained for animal shelter, and meadows were maintained by grazing. Trembling aspen dominated the main tree cover. The forest edge was uneven, and extensive.

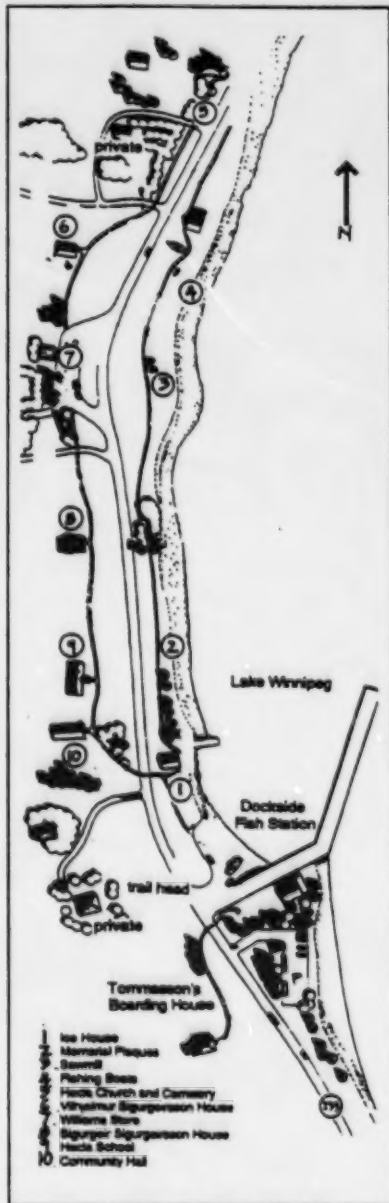
Since park designation, the aspen has taken over the meadows — these meadows could be reinstated and managed by either stock grazing or by modern mowing methods.

Between bush pastures and the homefield, the land use was more flexible, and included hay fields and grazing pastures.

The forest was used for wood cutting, hunting, and trapping. Wood cutting was carried out during early spring and moved by horse drawn sleigh. A small trapping industry, primarily for muskrat, existed on Hecla Island, and mink was raised on a Hecla farm from 1930 to the end of the 1960's. Hunting was a means of subsistence during winter fishing trips, and also provided a social function within community life.

Hecla has never been logged or farmed in a modern way, i.e. post-World War Two, giving the Hecla landscape its historic value.

Hecla Lands: Landscape Background



Map of present day Hecla Village

Ponds

Ponds resulting from limestone quarrying on individual farms for building foundation material were a common landscape feature. These ponds would probably have been a simple shape, and used as a water supply for livestock.

Farm names

The naming of farms was an Icelandic custom. A landscape feature was often the reference point to the name, so along the shore a description of the landscape character can be followed through reading the farm names (please see the landscape zones mapping on Page 3). However, when a farm was divided the name usually held good for the sub-divided farms; they were not renamed.

Hecla Village

The church, the school, and the community hall were the most important community facilities. The main cemetery is located in the churchyard. The church has continued to be used to the present day for weddings and funerals. The school and hall and their grounds were used for children's play, as a sports field, and for special community events, such as picnics. Landscape elements, including hitching posts, mounting blocks, and watering troughs, were present during the 1920 to 1940 period.

Lakeshore

The government wharf in the village was critical for economic survival; its remains can be seen by the sawmill ruins. Along the shore there were many landing places for boats which no longer exist. Boulders were cleared from these landing places where necessary; elsewhere a beach of sand or shingle was adequate — from these a skiff could be pulled on shore. Where the shore was a high bank, a wooden ramp was constructed.

Hecla Lands: Landscape Background



The Hecla Landscape

*Source: Hecla, Grindstone Provincial
Park Management Plan: Province of
Manitoba (1988).*

Contemporary landscape character

Present park maintenance includes mowing roadside verges and the remaining houseyards to a conventional lawn height. Less mowing in the meadows once used for stock raising has led to the succession of secondary forest.

The visibility of the individual farms and their land-use patterns of clearing, hayfields, and pasture have now been lost. Different farms are no longer legible, and the area now reads as a continuous landscape. The re-establishment of the former managed landscape can be directed within the resettlement to echo the pattern and rhythm of Hecla's past working life. The reintroduction of fences, rows of trees, and hedges give an opportunity to return this historic land to its former character of a pastoral landscape of rural charm.

Hecla Lands: Lot Landscape Principles

The following four landscape principles create a clear conceptual basis for the Steering Group to guide private landscape development within the Hecla Historic Lands.

The principles will help create a visual framework for a consistent landscape development that accommodates new land uses compatible with the Heritage designation within the park.

Hecla Lands: Lot Landscape Principles

- 1. Use the traditions of the immigrant Icelandic culture to influence all land use, landscape structures and elements, and choice of plant material**

The Landscape Guidelines intend to direct land use to encourage a managed landscape that will echo the pattern and rhythm of Hecla's past working landscape. The landscape planning objectives are to add a healthy community to the existing cultural and natural landscapes and environment. Individual lot development will make visible the pattern of land uses and ownership through landscape planning, landscape management, and landscape maintenance.

- Allow heritage patterns of land use, natural features and patterns of local vegetation to direct landscape planning;
- Retain existing landscape features and elements which give the heritage lands their particular qualities; for example : groups of trees, existing outbuildings, old farm tracks and former field patterns;
- Extend and enhance any existing trees and vegetation with appropriate native planting listed within the design guidelines;
- Limit any non-native ornamental planting to the houseyard, that is the garden area directly associated with the main house.

Hecla Lands: Lot Landscape Principles

2. Create zones within the lots for public and private domains

These landscape guidelines establish a landscape framework by defining a public and private domain within the lot boundaries. This framework accommodates private use within the context of the park, and gives appropriate park visitor experiences for the various Hecla users. Lot holders will be able to enjoy their property on their private domain within the parameters set out in these Landscape Guidelines. All park property is considered public domain.

- The public domain is fronted by either a public road or Lake Winnipeg. When a lot has two public frontages, the whole area bounded between those frontages shall be classified as public domain. For example, on lakeshore sections of properties, the whole lakeshore section shall be classified as public domain. All elements which do not conform to Landscape Principle 1 above, shall be contained within a defined houseyard area and screened from public view by approved methods;
- On lots to the west of the shore road, the extent of the public domain shall be a line taken perpendicular to the side lot line, from the furthest corner of the main house into the lot;
- On lots divided by the shore road, when no house is located to the west of the shore road, the public domain shall be a minimum of 30 ft width set out perpendicular to the side lot line;
- The public domain in the side buffer zone on each lot shall be taken as the line furthest away from the shore road, so maintaining neighbours' privacy.

The map shown on Page 14 indicates diagrammatically the principle of public and private domain.

Hecla Lands: Lot Landscape Principles

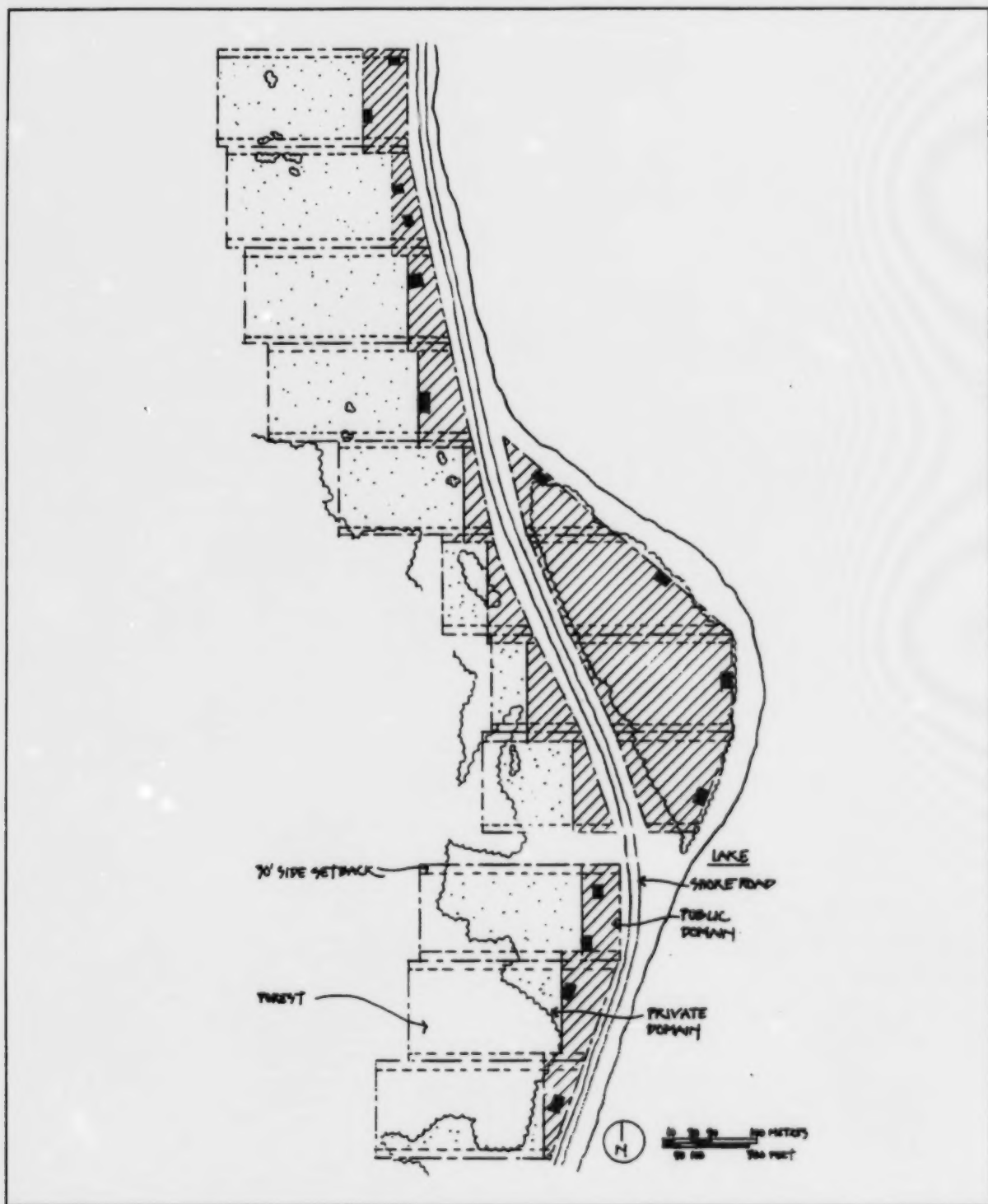


Diagram showing the Principle of Public and Private Domain as applied to the Hecla Landscape

Hecla Lands: Lot Landscape Principles

3. **Orientate new houses toward the lakeshore or parallel to the side lot lines.**

This principle will create an underlying visual order for the development through an individual lot geometry that is based on historic context.

- Orientate all new houses toward the lake or parallel to the side lot lines; and orientate all additional buildings to respect either the new orientation or the original orientation of the main house within each lot.

Hecla Lands: Lot Landscape Principles

4. Work within the natural environment of each lot

During the 1920-1940 period, the economic activities practised by the residents could be considered to be environmentally sustainable.

Environmentally conscious development is fundamental to the resettlement of this area, both in the historic and park contexts, and are an integral part of these Landscape Guidelines. Opportunities brought about by the resettlement can be used to restore the site's former rural working landscape with its pastoral landscape character.

One of the main goals of the landscape guidelines is sustainable environmental development, which aims to restore or conserve the natural processes of the site.

This differs from traditional landscape development, which sets out to make people feel comfortable in familiar surroundings. Typically, much of a site is reworked with landscape compositions of ornamental planting, paving and introduced elements. The experience is controlled.

- Allow natural systems to continue to function, e.g. retaining existing drainage patterns, protecting fragile areas, allowing for the natural regeneration of vegetation to take place where desired;
- Recognize the need for retaining networks of natural areas to allow wildlife movement and genetic exchange;
- Manage natural processes to create and maintain the rural landscape character;
- Use on-site landscape materials wherever practical to avoid importing materials into the park, e.g. plants, soil, bark/wood chippings;
- Highlight the natural and cultural landscape features that will give the Hecla lands back their variety.

Hecla Lands: Lot Landscape Guidelines

These landscape guidelines define working definitions of landscape design quality objectives for Hecla. They will provide the means of achieving and maintaining a consistent landscape quality throughout the development. The aim of the guidelines is not to create uniformity: indeed the framework accommodates a diversity of approaches to landscape development that maintain the historic context.

These landscape guidelines extend beyond a vision for the Hecla Lands. By providing a design language both for the expression of proposals and ideas about the landscape, they give a means of "thinking" about the landscape.

The landscape guidelines will provide a common basis for communications of landscape matters for the Steering Group and future residents; their application needs to be framed by good neighbourliness.

Three example lot layouts illustrating the application of the guidelines conclude this section.

Note: Since these guidelines were developed, the Hecla Historic Lands Advisory Committee has made some adjustments to the guidelines to correct omissions and to ease their administration. Corrections and changes are underlined.

Hecla Lands: Lot Landscape Guidelines

One of the aims of the Landscape Guidelines is to encourage land uses within each lot development to make visible property demarcations through individual regimes of landscape management and maintenance.

The shore road mown verge gives the route a linear dominance in this landscape. Following resettlement, the landscape guidelines aim for a return to the character of recognizable lots running perpendicular to the lakeshore, laid out and managed under separate stewardships.

100 Year Flood Level

Lands on the lakeside of the shore road may be subject to flooding. The 100 year flood level at this location along Lake Winnipeg is estimated to be 720.00 ft. above the Geodetic Survey of Canada datum.

All habitable buildings shall have the underside of main supporting beams not lower than the 720.00 ft. elevation.

Lot Planning

- All buildings on a lot are to respect a 50 ft. setback from the lot line on both sides of the shore road;
- Maintain side lot landscape buffer zones of 30 ft. for 330 ft. width lots, and 20 ft. for 220 ft. lots. Within these side setbacks, no driveways or additional buildings are permitted;
- Where a main house and guest house are planned for a lot, there must be a minimum distance of 60 ft. between buildings on 330 ft. width lots and 40 ft. on 220 ft. width lots;
- Fields, pastures, vegetable gardens and orchards are permitted inside the shore road setbacks and the side buffer zones;
- Houseyards are permitted within the shore road setback, but are not permitted inside the side buffer zones;
- The following buildings are permitted in addition to the main house and guest house:
 - Double garages with a maximum floor area of 725 sq.ft.;
 - Accessory buildings with a maximum area up to 1000 sq.ft. and a minimum area of 100 sq.ft. (outhouses are excluded);
 - Proposed barns, storage/fish sheds are to be subject to review by the steering committee. The building's size is to be determined based on its function. A barn, etc. is to be located behind the main house; or, if on the opposite side of the shore road from the house, located between the side lot setbacks. The orientation is to be the same as the main house or parallel to the side lot lines. If the barn doors are traditional in style, they can face the shore road, otherwise the barn doors must face away from the shore road;

Hecla Lands: Lot Landscape Guidelines

- *Garages and accessory buildings are to be located a minimum distance of 20 ft. from the main house.*
- *The lot may provide for the following agricultural uses: bush pasture, hay and grazing pastures, and homefield.*
- *Barns and sheds (without living quarters) are permitted on any additional lands leased behind the original lot. Dwellings will not be allowed.*

Lakeshore Reserve

- A 100 ft. public reserve has been established on the lakeshore. On lakeshore lots if the main house is sited overlooking the lake, up to 25% of the original tree cover may be cut on the reserve to allow for filtered or framed views to the lake. All dead trees and limbs may be removed.

Lot Driveway

- A maximum of one driveway is permitted per lot, except where the shore road bisects a lot, in which case two driveways are permitted directly opposite each other. Double-width driveways are not allowed;
- A lot driveway may be up to a maximum of 12 surface ft. in width, and is to be aligned perpendicular to the shore road. When the lot line is met, the driveway may either follow the geometry of the lot, or may be directed by natural landscape features.
- If surfacing is desired, asphalt or compacted rock/gravels are permitted. No curbs may be used.

Hecla Lands: Lot Landscape Guidelines

In Hecla's past, car parking was not considered an issue and people parked whatever vehicles they owned around the house. The role of the vehicle has significantly changed however since the heyday of Hecla. Now the historic lands are within a Heritage designated area as part of a Provincial Park, the issue of car parking on lots is an issue to be addressed.

- Where access is required within a lot to a main house and, for example, a guest house or a barn, the driveway is to be of a 'T' shape. A circular driveway is not permitted.
- CSA approved culverts (12 " minimum) are required where drainage along the road is impeded by the driveway. The ends of the culverts will not be exposed and must be hidden by grass/soil or vertical natural rock.
- A driveway may not be located within the side setbacks.

Lot Vehicle Parking

- Vehicle or trailer parking is to be located to the sides or the rear of the house, and not to the front. If visible from the shore road or the lake, parking areas are to be screened by either buildings or by native vegetation.

Lot Signage

- New property signs at the driveway entrance are to be *Icelandic League Signs* constructed of metal or wood signs of a hand-crafted style;
- Signs may include the name of the family, a lot name, and the date of re-settlement;
- Signs may include information about the original settlers, where they came from and when, and a short description of their life on Hecla as park interpretative information:

Hecla Lands: Lot Landscape Guidelines

Hecla is located within Plant Hardiness Zone 2.

Please refer to the plant lists in the appendices for a list of appropriate plant material.

In a rural landscape, an important issue is that the night sky is dark, and a view of the moon and stars is not diminished by light pollution.

Conifers were not generally used by the Icelanders.

Lot Lighting

- Security lighting and external lighting is to be metal halide horizontally shielded, hooded lights (quartz or high pressure sodium are not permitted). Pole lights are acceptable but no dusk to dawn "yard lights" are permitted. Lights under 60 watt (such as porch entry lights) need not be hooded;
- A single light at the shore road entrance illuminating the property name and number is permitted;

Lot Houseyards

- The houseyard is to be located immediately adjacent to the main house;
- The maximum permitted area for a houseyard (or houseyards if there is a guest house) is one acre overall on the lot;
- The means of enclosure may be a hedge, or fencing to comply with the fence requirements of these Guidelines (see Page 23);
- Vegetative enclosure or screening is to be of plants native to Hecla Island, or plants traditionally used at Hecla e.g.: caragana and lilac;
- Within the houseyard enclosure, gardening may be carried out to the owners' choosing.

Lot Planting

- Vegetation for screening outside of the houseyard is to be with plant material native to Hecla only. The planting sizes and

Hecla Lands: Lot Landscape Guidelines

minimum period of time to achieve certain height is to be specified in proposals to the Steering Committee;

- Vegetation planted to serve as a screen is to be planted so that the screen is effective within 3-5 years from the date of the proposal. (This does not apply where planting is desired as a windbreak, for example, but only applies when the planting affects the appearance of the public domain.).
- If a houseyard is not desired, planting around the house foundation is permitted as there is historical precedent;
- All planting outside the houseyard and the homefield on the lot must be native to Hecla Island.

Lot vegetation and tree cutting

- Where existing, 25% of the lot area is to be retained as woodland cover within each lot. Where the existing cover is less than 25% of the lot area, all woodland cover is to be maintained. If the existing woodland cover is less than 25% of the lot area and is removed or damaged due to lot development, it shall be replaced by a relocated equivalent replanted woodland area;
- Replanting of woodland or trees is to be naturally-appearing. This can be achieved by using species of a similar mix to that naturally found in the landscape, i.e. deciduous or mixed woodland, not pure coniferous tree planting;
- For houses on the lakeshore, existing woodland must be retained to the lake frontage, but may be thinned to 25% of its original density to give views to the lake.

Hecla Lands: Lot Landscape Guidelines

Ponds resulting from small limestone quarries on the properties were a common feature in the Hecla landscape.

Lot Ponds

- If located outside the houseyard, ponds are to be maintained as simple water features of a natural-appearing shape, and may be naturalized using native plants species found on Hecla Island.
- If located within the houseyard, ponds may be ornamental in shape and planting.

Throughout settlement history, barbed wire and wooden fence posts have been the most commonly used form of fencing on Hecla. 'V' gates were traditionally installed within the post and wire fencing to allow access.

Post materials other than wood, such as concrete or metal posts, or chain link fencing, is contrary to the Hecla historic character and are not permitted.

Lot Fencing

- Six appropriate fencing types are illustrated (left) for use within the lots;
- Domestic picket fences are only permitted around house yards. Within this style, there are opportunities for owners to choose different decorative pale tops or post cappings. Features of the houseyard entrance, such as gates or arches, are to follow the pattern of the adjacent picket fencing;
- Agricultural styles of fencing are permitted for enclosure throughout, including houseyards. Permitted agricultural styles of fencing are as shown : post and rail; and post and wire (mesh, barbed or high tensile electric wire). Posts are to be of wood and round in section, peeled or not peeled. No square section posts are allowed;
- Woven wire fences over 4 ft high may only be located in the private domain and may not visible from either the shore road or the lake.

Hecla Lands: Lot Landscape Guidelines

Satellite Dishes and Television Antennae

- The use of smaller satellite dishes is recommended;
- Satellite dishes are to be located in the private realm. If visible from the road, satellite dishes must be screened by vegetation;
- Television and radio antennae are not to be located within the landscape.

Decks

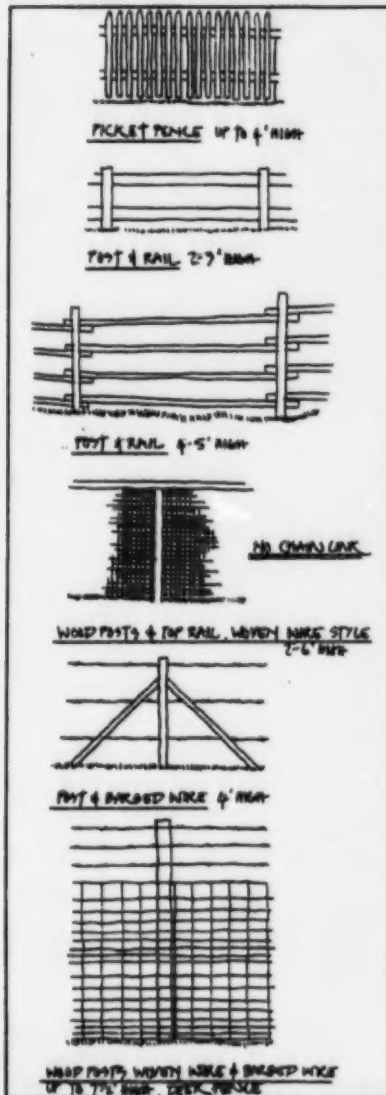
- Decks are to be located in the private domain where possible; or, if in the public domain, must not be visible from the shore road or the lake. Where visible, screening is to be used, comprising either fencing or planting, or a combination;

Front sitting-out areas

- Sitting out areas located at the front of houses beyond the porch should be at ground level (as a patio) as part of the houseyard, and may be in the public domain;

Miscellaneous elements

- In the public domain the following miscellaneous elements are considered acceptable within the Hecla historical context and may be visible from the shore road : woodpiles, heritage farm implements, bicycles, traditional style boats and canoes, and fishing gear;



Six permitted fencing patterns for use within the Hecla Lands

Hecla Lands: Lot Landscape Guidelines

The following examples illustrate use of the appended Animal Unit Summary Table:

1. For this example, livestock are assumed to be Icelandic horses, weighing an average of 750 lb. (340 kg) each.

400 Kg = 1 AU

2000 Kg = 5 AU

2000 $\div$ 340 = 5.89

⑥ 6 Icelandic horses are permitted

2. For this example, livestock are assumed to be ewes:

5 ewes = 1 AU.

⑫ 25 ewes are permitted.

Intensive management such as cultivation, seeding of introduced forage grasses, and the use of artificial fertilizers will irrevocably change the landscape of the Hecla historic lands. The maintenance practices suggested here will contribute to the rural pastoral character of the landscape, and encourage or maintain biodiversity of the vegetation types naturally found on Hecla Island.

Landscape management is part of the resettling of Hecla and is essential for maintaining the rural landscape character defined for the Hecla lands. These landscape management and maintenance objectives are based on the structure of the existing natural vegetation, the cultural landscape land uses identified, and the processes that create these landscapes, e.g. reestablishing hay meadows by clearing pioneer species trees.

- In the private domain, the following is a selection of miscellaneous items that are not acceptable in the historical context, and must therefore be located to the rear of the main house (where possible) and be screened from the shore road and lake: lot car parking, modern farm machinery, garbage bins, barbecues, hot-tubs, modern children's play equipment, outdoor rotary clothes lines. This list is not exhaustive, and more items can be identified following the spirit of the guidelines;
- Native vegetation only is to be used where a total screen is desired between lots. A total screen may not be achieved by using fencing;

Livestock

- The number of animals to be sheltered shall not exceed 5 Animal Units (AUs) for the five acre lots, or 1 Animal Unit per acre if additional grazing land is obtained;
- The Provincial Farm Practices Guidelines Table V-III, Animal Unit Summary Table (appended), sets out the amount of livestock that is equal to one Animal Unit.

Lot Landscape Management & Maintenance

- Aim management at reducing soil fertility, so favouring grasses and herbaceous vegetation over woody vegetation. Maintain the open landscape using meadow management techniques to encourage wildflowers and to provide wildlife habitat by mowing, haying, grazing and burning. These practices reduce soil fertility, so allowing grasses and herbaceous plants to dominate over woody plants;

Hecla Lands: Lot Landscape Guidelines

- Develop landscape maintenance regimes around natural processes, for example: removing organic matter after mowing, and not using fertilizers and pesticides, or any grasses, legumes, or wildflowers not native to Hecla;
- Mow hayfields after nesting waterfowl have left their nests;
- Restrict stock numbers, and keep animals away from the lake shore and unsuitable ground such as wet areas.

Existing forest/woodland

- Where low vegetation growth is required, such as along driveways through a wooded area, ground cover and grassland plant communities can be created by arresting succession through management;
- Forest litter may be raked off to regenerate the understorey in a climax forest landscape;
- Opening up of closed woodland canopies to let in light will allow the regeneration of the understorey;

Construction Planning: Landscape Issues

- Minimize vegetation clearance prior to construction, with further clearance planned if necessary as work proceeds;
- Minimize disturbance to vegetation, soils, and drainage;

Hecla Lands: Lot Landscape Guidelines

The aim of landscape management and maintenance to create and maintain rural landscape character is based on natural processes, e.g.:

- watering at times when vegetation might naturally receive water;
- responding to the natural pattern of vegetation succession and the growing months for the vegetation.

The landscape issues identified here are aimed at making landscape and environmental factors part of the construction process.

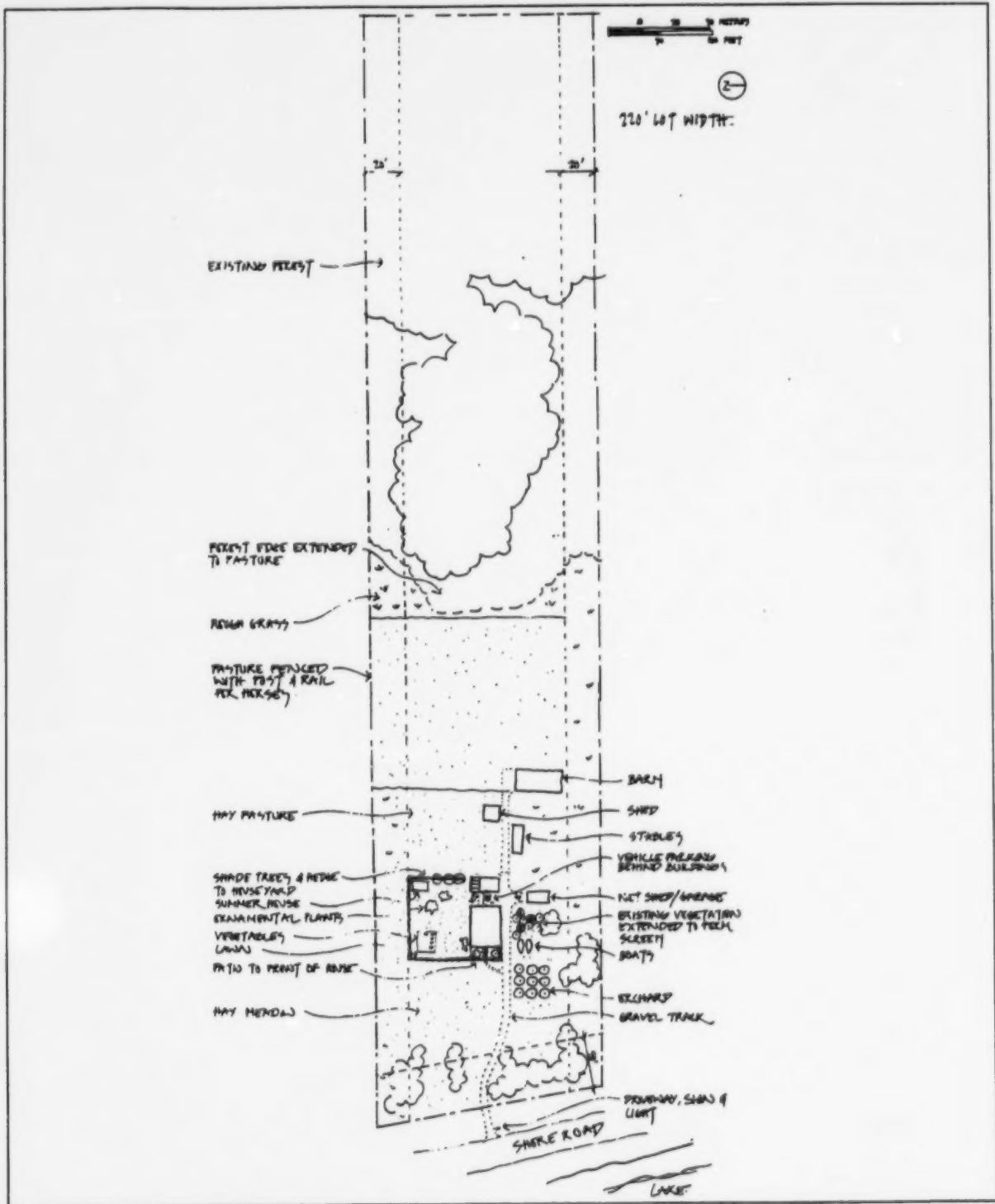
On wooded lots, construction planning might attempt to anticipate changes to the structure of the vegetation and the site's natural systems. Impacts may be mitigated to maintain the balance of the ecosystem, or be managed for the new vegetation structure.

Vegetation rehabilitation can be planned to take place before, during, and after construction.

- Protect undisturbed vegetation during construction (i.e. minimize operating of equipment, stockpiling materials, burning, parking within the dripline of trees);
- Strip and store native topsoil on the lot for reuse;
- Consider whether any other opportunities for environmental restoration arise from the development;
- Locate lot development, where possible, on locally sparse vegetation growth or natural openings;
- Manage any existing woodland vegetation to create a natural appearing edge where openings are required;
- Protect root zones around trees for as large an area as possible.

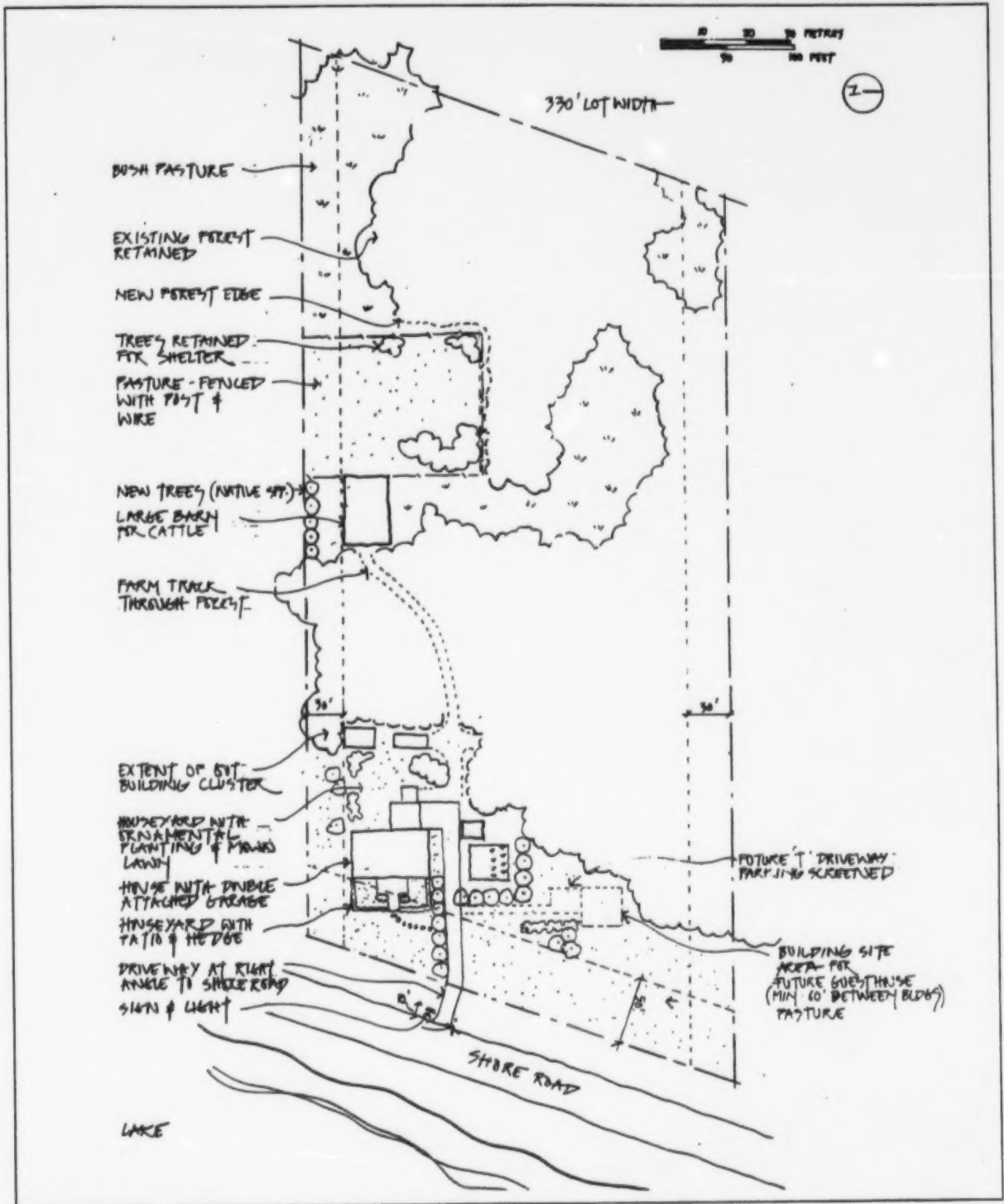
The following three example lot layouts illustrate application of the landscape guidelines. Example layouts for a typical lot, a narrow lot, and a lakeshore lot are shown.

Hecla Lands: Lot Landscape Guidelines



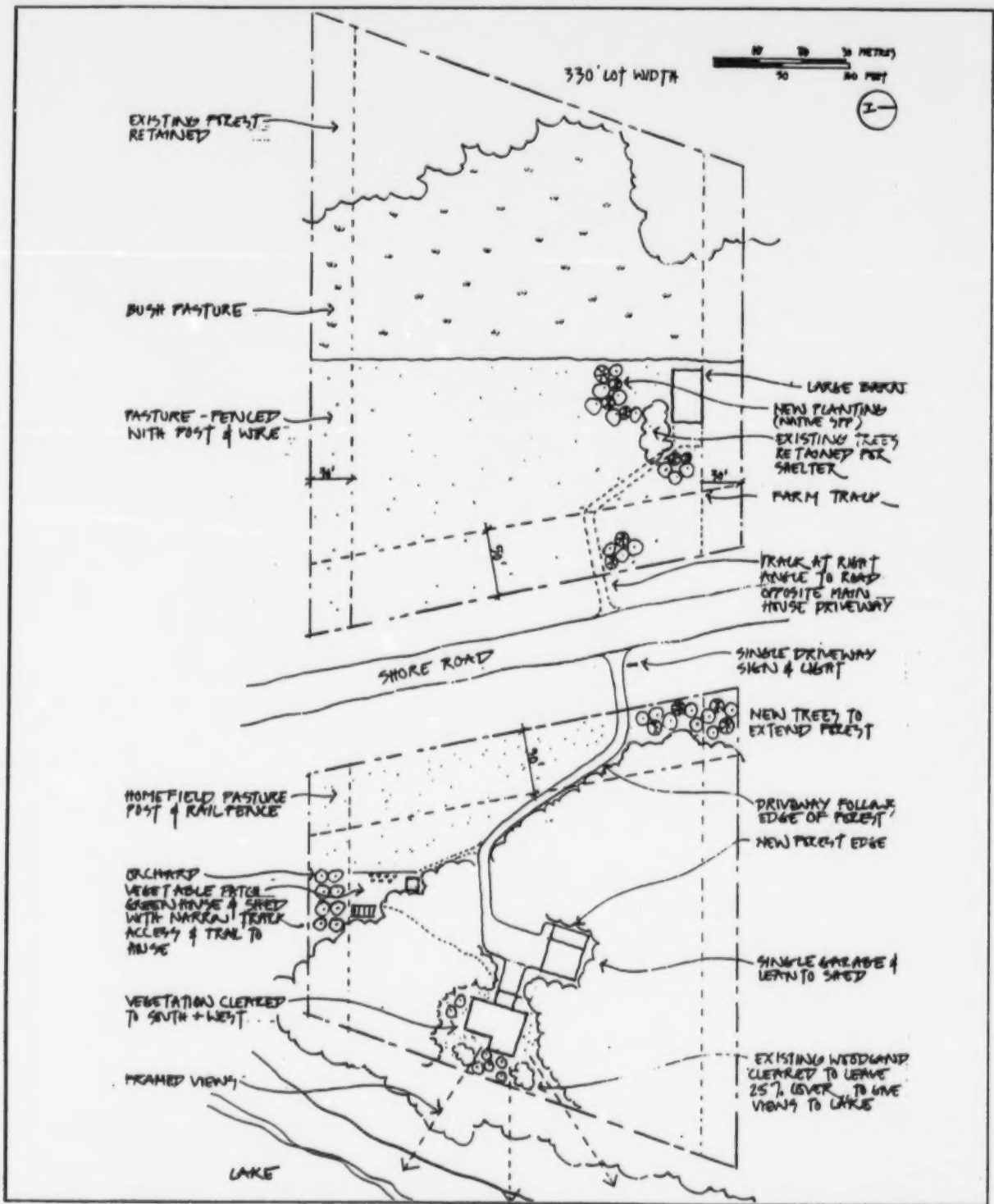
Example Layout of Narrow Lot

Hecla Lands: Lot Landscape Guidelines



Example Layout of Typical Lot

Hecla Lands: Lot Landscape Guidelines



Example Layout of Lakeshore Lot

Hecla Lands: Landscape Checklists

The following checklists distill the contents of the Landscape Guidelines into a working form for assessing landscape proposals.

Hecla Lands: Landscape Checklists

Principles

- ☐ 1. Do the proposals use the traditions of the immigrant Icelandic culture to influence all land use, landscape structures and elements, and choice of plant material?
- ☐ Do heritage patterns of land use, natural features and patterns of local vegetation direct landscape planning?
- ☐ Are existing landscape features and elements which give the heritage lands their particular qualities retained? (for example: groups of trees, existing outbuildings, old farm tracks and former field patterns)
- ☐ Are any areas of existing trees and vegetation extended and enhanced with appropriate native planting listed within the design guidelines?
- ☐ Is the use of any non-native ornamental planting limited to the houseyard?
- ☐ 2. Do the proposals follow the principle of zoning public and private domains within the lots?
- ☐ Are all elements which do not conform to Landscape Principle 1, contained within a defined houseyard area and screened from public view by approved methods?
- ☐ 3. Are all new houses orientated toward the lakeshore or parallel to the side lot lines?
- ☐ Are all additional buildings orientated to respect either the new orientation or the original orientation of the main house within each lot?
- ☐ 4. Do the proposals respect the natural environment within the lot?
- ☐ Are natural systems allowed to continue to function? (For example by retaining existing drainage patterns; protecting fragile areas; and allowing for the natural regeneration of vegetation to take place where desired).
- ☐ Is the need for retaining networks of natural areas to allow wildlife movement and genetic exchange recognized?
- ☐ Are natural processes likely to be managed to create and maintain the rural landscape character?
- ☐ Are on-site landscape materials used wherever practical to avoid importing materials into the park? (For example: plants, soil, bark/wood chippings;
- ☐ Are the natural and cultural landscape features that will give the Hecla lands back their variety highlighted?
- ☐ Are all proposed accessory buildings (except outhouses) between 100 sq.ft. and 1000 sq.ft. in area?
- ☐ Has a proposed barn or storage/fish shed an agreed function approved by the steering committee?
- ☐ Is any proposed barn or storage/fish shed located behind the main house, or, if on the opposite side of the shore road from the house, located between the side lot setbacks?
- ☐ Is the orientation of a proposed barn or storage/fish shed the same as the main house or parallel to the side lot lines.
- ☐ Are non-traditional style barn doors facing away from the shore road?
- ☐ Are garages and accessory buildings located at least 20 ft. from the main house?
- ☐ Are agricultural uses on the lot confined to bush pasture, hay and grazing pastures, and homefield use?

Lot Planning

Lot Driveway

Hecla Lands: Landscape Checklists

compacted rock/gravels, without curbs?

- ☐ Is the driveway located outside the side setbacks?

Lot Vehicle Parking

- ☐ Is vehicle or trailer parking located to the sides or the rear of the house, and not to the front?
- ☐ If vehicle or trailer parking is visible from the shore road or the lake, is it screened by either buildings or by native vegetation?

Lot Signage

- ☐ Are new property signs at the driveway entrance Icelandic League Signs constructed of metal or hand-crafted wood?
- ☐ Are signs limited to the name of the family, a lot name, and the date of re-settlement? (Signs may include information about the original settlers, where they came from and when, and a short description of their life on Hecla as park interpretative information).

Lot Lighting

- ☐ Is all security lighting metal halide horizontally shielded lights if over 60 watts? (The only permitted external lighting must be horizontally shielded; no dusk to dawn "yard lights" are permitted. A single light at the shore road entrance illuminating the property name and number is also permitted).

Lot Houseyards

- ☐ Is the houseyard located immediately adjacent to the main house?

- ☐ Is the houseyard(s) one acre or less in area?

- ☐ Is the means of enclosure a hedge, or fencing to comply with the fence requirements of these Guidelines?

- ☐ Is vegetative enclosure or screening of plants native to Hecla Island, or plants traditionally used at Hecla?

Lot Planting

- ☐ Is vegetation planted to serve as a screen going to be effective within 3-5 years from the date of the proposal? (This does not apply where planting is desired as a windbreak, for example, but only applies when the planting affects the appearance of the public domain.).

- ☐ Is all planting outside the houseyard and the homefield on the lot native to Hecla Island?

Lot vegetation and tree cutting

- ☐ Is 25% of any existing woodland cover to be retained within the lot? (Where the existing cover is less than 25% of the lot area, all woodland cover it is to be maintained).
- ☐ Is any replanting of woodland or trees to be a similar mix to that naturally found in the landscape?
- ☐ For houses on the lakeshore, is any existing woodland along the lake frontage retained? (Allowing for 25% thinning to give views to the lake).

Ponds

- ☐ Are ponds located outside the houseyard to be simple water features of a natural-appearing

shape, and naturalized using native plants from Hecla Island?

- ☐ Are any ornamental ponds and ornamental planting confined to the houseyard?

Lot Fencing

- ☐ Are fence types only those shown in the guidelines?
- ☐ Are domestic picket fences only used around house yards? And do any features of the houseyard entrance, such as gates or arches, follow the pattern of the adjacent picket fencing?
- ☐ Are fence posts of wood and round in section? (No square section posts are permitted outside the houseyard.)
- ☐ Are any woven wire fences over 4 ft high only be located in the private domain and not visible from either the shore road or the lake?

Satellite Dishes and Television Antennae

- ☐ Are smaller satellite dishes to be used?
- ☐ Are satellite dishes located in the private realm, and screened from the road by vegetation?
- ☐ Are television and radio antennae to be located within the landscape?

Decks

- ☐ Are decks located in the private domain wherever possible, and not visible from the shore road or the lake? If visible, are they screened with fencing and / or planting?

Hecla Lands: Landscape Checklists

Front sitting-out areas

- ☐ Are sitting out areas located at the front of houses beyond the porch at ground level (as a patio) as part of the houseyard?

Miscellaneous elements

- ☐ Are miscellaneous items in the private domain that are not acceptable in the historical context located to the rear of the main house and screened from the shore road and lake? (For example: lot car parking, modern farm machinery, garbage bins, barbecues, hot-tubs, modern children's play equipment, outdoor rotary clothes lines, etc.)
- ☐ Is only native vegetation proposed where a total screen is desired between lots? (A total screen may not be achieved by using fencing).

Livestock

- ☐ Is the number of animals sheltered not more than 5 AUs per 5 acre lot (as defined by the appended Animal Unit Summary Table)?

Lot Landscape Management & Maintenance

- ☐ Are any open landscape areas to be maintained using meadow management techniques - mowing, haying, grazing and burning - to encourage wildflowers and to provide wildlife habitat?
- ☐ Have landscape maintenance regimes been developed around natural processes? (For example: removing organic matter after mowing; and not using fertilizers and pesticides; or any grasses, legumes, or wildflowers not native to Hecla).

- ☐ Are hayfields to be mown after nesting waterfowl have left their nests?
- ☐ Are stock numbers restricted, and animals to be kept away from the lake shore and unsuitable ground, such as wet areas?
- ☐ Are succession-arresting techniques - such as mowing, haying, grazing and burning - proposed where low vegetation growth is required through a wooded area?
- ☐ Is forest litter to be raked off to regenerate the understorey in a woodland landscape?
- ☐ Are any areas of closed woodland canopies to be opened up to let in light to allow the regeneration of the understorey?

Construction Planning: Landscape Issues

- ☐ Do the proposals minimize vegetation clearance prior to construction, and plan for any necessary further clearance as the work proceeds?
- ☐ Do the proposals minimize disturbance to vegetation, soils, and drainage?
- ☐ Is undisturbed vegetation to be protected during construction? (i.e. minimizing operating of equipment, stockpiling materials, burning, and vehicle parking within the dripline of trees);
- ☐ Is stripped native topsoil to be stored on the lot for reuse?
- ☐ Have any opportunities for environmental restoration arising from the development been taken?
- ☐ Has lot development been located, where possible, on locally sparse vegetation growth or natural openings?

- ☐ Will any existing woodland vegetation be managed to create a natural appearing edge where openings are required?
- ☐ Are root zones around trees to be protected for as large an area as possible during construction?

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The following plant list contains those native species considered appropriate for new planting:

Woodland species include:

Coniferous trees:

balsam fir *Abies balsamea*
white spruce *Picea glauca*

Deciduous trees:

trembling aspen *Populus tremuloides*
paper birch *Betula papyrifera*
mountain maple *Acer spicatum*

Shrubs:

common juniper *Juniperus communis*
hazel *Corylus cornuta*

Other deciduous trees include:

green ash *Fraxinus pennsylvanica*
Manitoba maple *Acer negundo*
bur oak *Quercus macrocarpa*
balsam poplar *Populus balsamifera*
eastern cottonwood *Populus deltoides*

Trees for areas of poor drainage:

black spruce *Picea mariana*
tamarack *Larix laricina*

In wetland areas:

willow *Salix spp.*
alder *Alnus spp.*

In marsh areas, the following are common:

cattails *Typia latifolia*
reeds *Phragmites communis*
bulrushes *Scirpus spp.*
sedges *Carex spp.*
reed grass *Calamagrostis spp.*

Edible berries

saskatoon *Amelanchier alnifolia* used in pies and jams
raspberries *Rubus ideas*
highbush cranberry *Viburnum trilobum* used to make jelly
pin cherry and chokecherry *Prunus spp.*
wild strawberries *Fragaria spp.*

Native plants used as ornamentals

Trees:

green ash *Fraxinus pennsylvanica*
Manitoba maple *Acer negundo*
American elm *Ulmus americana*

Shrubs:

mountain ash, willows, crabapples, honeysuckle, shrub
roses, caragana

Native trees for screening and windbreaks

eastern cottonwood *Populus deltoides* (female form)
green ash *Fraxinus pennsylvanica*
Manitoba maple *Acer negundo*
white spruce *Picea glauca*
tamarack *Larix laricina*

Many original settlers used native plants from Hecla in their houseyards. Should resettlers wish to use native plants within their houseyards, many native plant species are available from Manitoba nurseries, for example :
alder, birch, red-osier dogwood, silverberry, soapberry, narrow leaved meadowsweet, serviceberry, cinquefoil, snowberry, blueberry, bilberry, kinnikinnick, oleaster, saxifrage, heather.

In addition, numerous native herbaceous perennials, native ornamental grasses, and native bulbs that are available commercially can be grown on Hecla Island.

Coniferous trees were not used in original community houseyards, and are considered inappropriate for resettlement houseyards

Animal Unit Summary Table

TABLE V - III
ANIMAL UNIT SUMMARY TABLE

	A.U. Equal to One Livestock	Livestock equal to One A.U.
Dairy		
Milk cows, including associated livestock	2.0	0.5
Beef		
Beef Cows inc. associated livestock	1.20	0.85
Feeders, 100 day backgrounder		
200 day backgrounder	0.45	2.22
Summer pasture	0.50	2.00
Short keep	0.60	1.67
Long keep	0.80	1.25
	0.70	1.43
Hogs		
Sows, farrow to finish	1.25	0.8
Sows, farrow to weanling	0.33	3.0
Sows, farrow to nursery	0.25	4.0
Weanlings	0.02	50
Feeders	0.14	7.0
Chickens		
Broilers	0.0059	170
Roasters	0.0091	110
Layers	0.0100	100
Pullets	0.0033	300
Turkeys		
Broilers	0.0083	120
Heavy Toms	0.0143	70
Heavy Hens	0.0083	120
Broiler Breeder Pullets	0.0033	300
Broiler Breeder Hens	0.0100	100
Horses (PMU)		
Mares, including associated stock	1.33	0.75
Sheep		
Ewes, including associated livestock	0.20	5.0
Feeder lambs	0.10	10
	A.U. Equal to 1000 kg Live Animal Weight	Kilograms Live Animal Weight Equal to One A.U.
Other Livestock (except poultry)	2.5	400
Other Poultry	7.5	130

Reproduced from Province of Manitoba: Provincial Farm Practices Guidelines, August 1995

Part 3:
Architectural Design Guidelines
Hecla Historic Lands

May 1998

for the
PROVINCE OF MANITOBA
DEPARTMENT OF NATURAL RESOURCES
PARKS AND NATURAL AREAS BRANCH

Frederickson Cooper Architects
in association with
McIntosh Brown Landscape Architects

PART 3: ARCHITECTURAL DESIGN GUIDELINES

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1 BACKGROUND: INTENT & APPROACH

With the imminent resettling of Hecla Island, it was determined that a set of building guidelines be developed which would reflect the history of previous island settlement.

The intent of our guidelines is to evoke the character and ambiance of the historic settlements in the period of between 1920 and 1940. We focused on this time span as it was the period of greatest development. Many buildings still remain.

Our goal is to engender a re-development which will have a common character which evokes the past period and creates an almost timeless feeling.

Our research (See "McIntosh Brown" Report ¹) indicates that such architectural (and landscape architectural) guidelines not only result in a wonderful community ambiance, but also elevate property values higher than they would be otherwise.

Our approach is to determine those elements of the building vocabulary which are important in terms of character definition and then determine the specific Hecla historic expressions and practices in these aspects.

We then analyze, and reinterpret these expressions to create the guidelines according to certain principles (to follow).

Note: Since these guidelines were developed, the Hecla Historic Lands Advisory Committee has made some adjustments to the guidelines to correct omissions and to ease their administration. Corrections and changes are underlined.

2 PRINCIPLES

- **Public / Private Domain**

The lot is divided into a public and private domain. The private domain is defined as the area and constructions behind a line drawn parallel to the front lot line from the back corner of the house and not visible from the public domain. The public domain is the area in front of this line.

- **Appearance as Criteria**

The visual appearance only must be the currency of the guidelines. Those aspects which are not seen from the public realm, for example, the interior room layout or the private domain, are not controlled. However, the roofing, eave/fascia and cladding must be consistent on all four sides of the house.

- **Unity & Diversity**

The building vocabulary must be specific enough to create a feeling of common character or a unity within the whole of the development. At the same time, there must be adequate latitude within the specification to permit a diversity of appearance, thereby reflecting the diversity of residents and creating visual interest.

- **Evocation not Replication**

The vocabulary should not be designed to create historic replicas. Rather, it should engender an evocation or recalling of the historic character.

- **Limits to Historic Usage**

The guidelines must not just permit any form or detail that may have once been used. This could hypothetically result in a preponderance in the development of what were once little-used or unique elements. Therefore, the guidelines must exclude certain forms and create a somewhat restricted vocabulary.

- **Practical Requirements**

Materials and techniques must be practical - the guideline requirements must be reasonably easy to meet and therefore available, accessible and affordable.

- **Incorporate Modern Elements**

The inclusion of modern elements and appurtenances must be allowed (ie: satellite dishes). The guidelines must merely seek to control the visual impact on the historic character.

- **Growth & Form**

The guidelines must encourage development which gives the appearance of the growth and evolution of the buildings and building groups that alludes to the historic precedent.

3 ANALYSIS & GUIDELINES

Hecla Island buildings were constructed with, by and large, sawn lumber, wood frame construction in simple styles derivative of European models. The techniques were similar to those employed in south and central Manitoba up to World War II.

The styles used were derivative of Victorian, Queen Anne, and Classic Revival. Form and detail elements were often mixed. There was no identifiable predominant style among those used.

Houses were oriented to the lake employing lake-view windows and usually with the front door on this elevation.

Perceptual Basis

There are certain aspects of a building which convey its most important defining characteristics. It is these aspects which the guidelines seek to control. These aspects are as follows:

- ☐ Outline: The silhouette and profile - as defined by things such as roof line and building edge.
- ☐ Mass: The general sizes and basic shapes; The character of these shapes
- ☐ Surfaces: Visual and tactile textures; colour; material types; combinations.
- ☐ Fine Texture: Nature and character of secondary elements (ie: dormers, windows)

The guidelines to follow view the historical forms as per these aspects, identify the salient features and interpret them into requirements.

GUIDELINES

.1 Scale & Massing

Buildings were typically composed of a smallish core building which often had obvious subsequent additions. This resulted in a characteristic cluster form in which the growth and evolution of the house was evident in the various masses. There was the original 'core' building as the predominant mass and smaller, discreet, add-on masses. There were no attached garages, (of course), and outbuildings were sized to their function.

Buildings were simple in terms of levels and cross sections, sometimes with a basement and not exceeding two-storeys. Often the add-ons were one-storey even with a two-storey main element.

Add-ons were simple shapes appended to the sides and/or back of the house, sometimes the full width of the elevation, but often not.

Verandahs (open porch with separate roof) were very common on the front and sometimes sides.

GUIDELINES: SCALE & MASSING

.1 Elements:

The house will be defined as having a "core" volume which will be regulated as to size. Additions are permitted to a specified size so long as they can be defined as separate volumes.

Verandahs, roofed, open with railings only, are permitted for all sides and are not counted as part of the core or additions areas.

Garages can be attached, but are calculated to be part of the "core" or "additions" areas. If they are attached, their doors may not face front and they must be detailed, (siding, fenestration), similar to the house proper.

Basements are permitted. In all cases, the main floor elevations must be 1.5' minimum - 3' maximum above grade.

.2 Types:

- ☐ Permitted: 1-storey, 1 ½ storey, 1 ¾ storey, 2-storey
☐ Not Permitted: Bi-levels, Split levels, 2 ½ storey or bigger

.3 House Sizes:

Type	1, 1 ½ storey	1 ¾, 2-storey
Minimum Core Size	480 SF	480 SF
Maximum Core Size	1,400 SF	1,200 SF
Maximum Additions	800 SF	600 SF
Maximum Footprint	2,200 SF	1,800 SF
Maximum Floor Area	2,200 SF	3,000 SF

Total Maximum Floor Area per Lot (1 or 2 houses) = 3,000 SF

.4 Outbuildings:

With the exception of attached garages, outbuilding must be detached from the house(s) by 20'. Outbuildings must be in the private zone (behind a line drawn parallel to the front lot line from the back of the house).

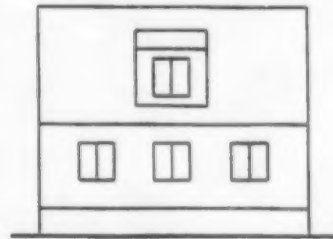
Garages may be a maximum of 625 SF. The overhead doors must face to the side or rear unless they have heritage doors or are screened in some way from the public domain.

Barns (including large storage buildings and fish sheds) are not regulated in size (size must suit specific function). Outbuildings, including detached garage, but not including barns or outhouses, must be a minimum of 100 SF and must have a total area not to exceed 1000 SF. (Not included in 3,000 SF house size)

SCALE & MASSING



1 STOREY



1 1/2 STOREY

OK



1 3/4 STOREY



2 STOREY



BI-LEVEL



SPLIT-LEVEL



DUPLEX



2 1/2 (OR 3) STOREY

NO

HECLA HISTORIC LANDS DESIGN GUIDELINES
ARCHITECTURAL GUIDELINES

.2 Form

Houses were historically simple in plan, either rectangle or near squares oriented to the lake and there were some L-shapes on larger (double main element) houses as well. The forms were defined (generally) by simple planes (walls, roofs) and edges.

Roof shapes were quite varied although higher pitches predominated. Types used were the simple peaked with end gables, cottage (hipped) or jerkinhead. When the long side of a rectangular house was parallel to the lake, the front roof usually had dormers.

Dormers were of the shed, gable or cross gable type and sometimes broached the eave line over the entry. Dormers were rarely used as venting devices, but "lantern" vents were used occasionally.

Additions were similarly simple in form. Addition roofs tended to be simple shed types. Gabled additional elements tended to occur in double main element houses.

Outbuildings were also built in a similar manner. The smaller buildings typically had shed roofs and the larger had gable or hip as well (like the house). Barns typically were gabled or traditional gambrel (barn) type.

These forms and shapes are very important defining characteristics as they express the important perceptual aspects of outline, silhouette, massing, and to a lesser extent, surface (simplicity). Therefore, they are incorporated into the guidelines.

GUIDELINES: FORM

.1 Plan Shape:

- ☐ Rectangular, near square, simple "L".

.2 Orientation:

- ☐ Entries, verandahs, windows to lake side.
- ☐ Entries may be highlighted with roof changes or dormers above.

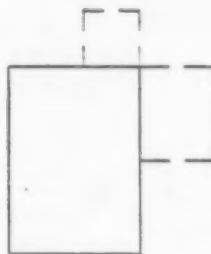
.3 Roof Shapes:

- ☐ Core: peaked gabled; cottage (hipped), jerkinhead peaked gable parallel to lake to include dormers.
- ☐ Additions: simple sheds, or to match main roof.

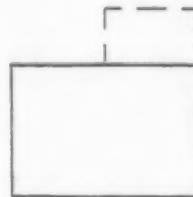
- ❑ *Outbuildings : simple sheds on small buildings.
: similar to houses on larger buildings.
: gabled peaked or gambrel on barns.*
- ❑ *Slopes: 6:12 - 12:12
Slopes for shed roofs may be as low as 3:12 (add-ons & dormers only - not out-buildings)*

FORM

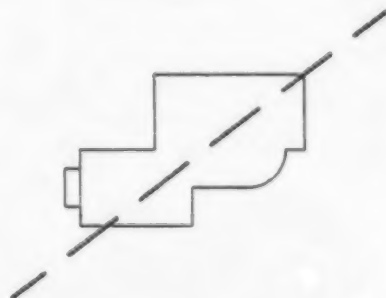
SIMPLE PLAN SHAPES REQUIRED



SQUARE OR NEAR SQUARE



RECTANGULAR



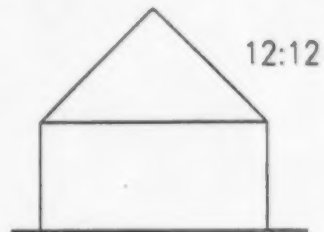
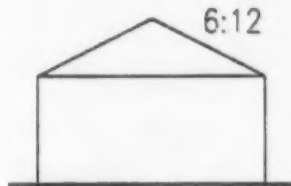
NO COMPLEX PLAN SHAPES

HECLA HISTORIC LANDS DESIGN GUIDELINES
ARCHITECTURAL GUIDELINES

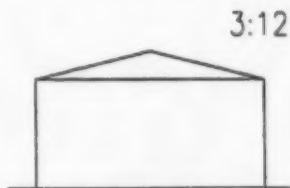
FORM

ROOF SHAPES - SLOPES

HIGHER SLOPES REQUIRED



LOWER SLOPES NOT ACCEPTABLE

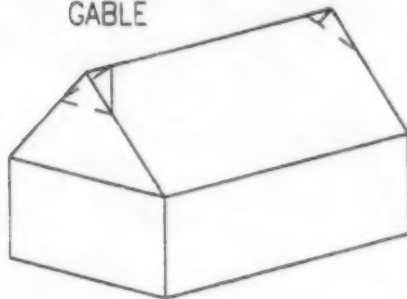


HECLA HISTORIC LANDS DESIGN GUIDELINES
ARCHITECTURAL GUIDELINES

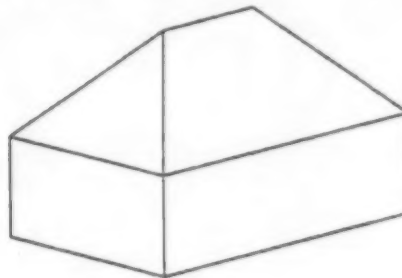
FORM

ROOF SHAPES

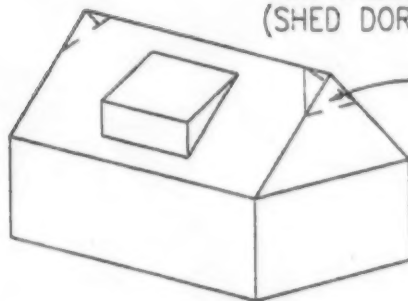
SIMPLE FRONT
GABLE



COTTAGE (HIPPED) OR
1/2 COTTAGE



SIDE GABLE WITH ADDITION FORMS
(SHED DORMER)



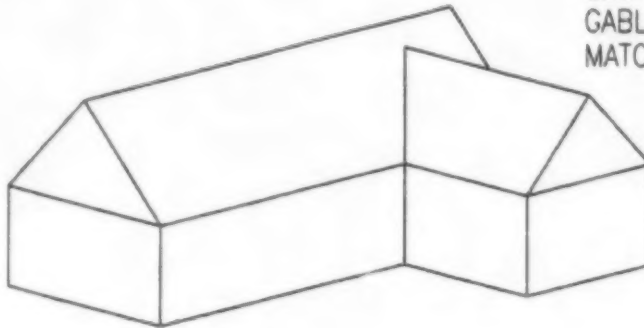
JERKINHEAD DETAIL

HECLA HISTORIC LANDS DESIGN GUIDELINES
ARCHITECTURAL GUIDELINES

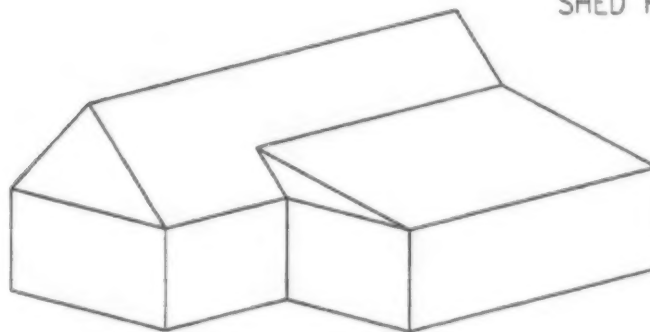
FORM

ROOF SHAPES-SECONDARY ELEMENTS

SIMPLE PEAK &
GABLE ROOF TO
MATCH MAIN ROOF



SHED ROOF



HECLA HISTORIC LANDS DESIGN GUIDELINES
ARCHITECTURAL GUIDELINES

.3 Plans

Plan types were typically centre hall types. However, since plan type does not substantially affect the look of the building, it is not specified in the guidelines. Typical Plan organization (or functional "zoning") included the creation of a semi-public area in front - the verandah. This has already been permitted. However, no other type of structure was used and will not be permitted. The back areas are also not specified as to function as they are not visible from the public realm.

GUIDELINES: PLAN TYPE

.1 Types:

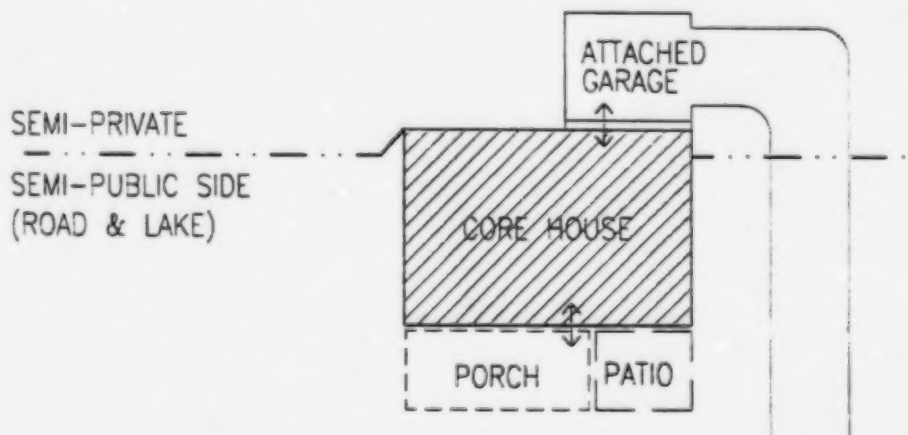
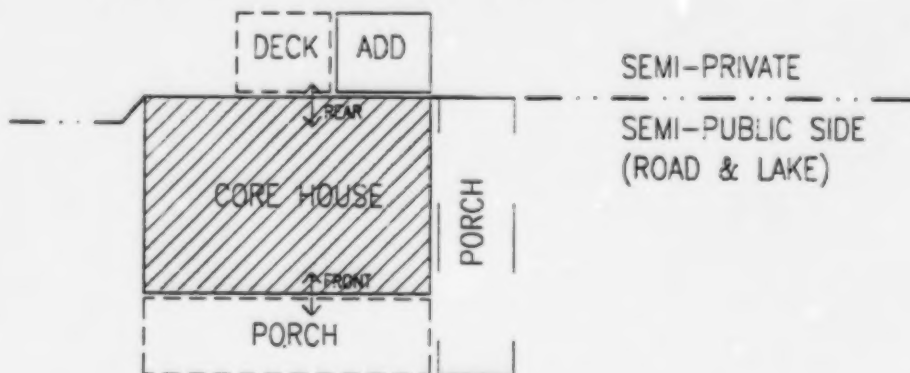
- ☐ *Not specified.*

.2 Organization:

- ☐ *Private Domain elevation not controlled except for siding.*
- ☐ *Verandahs permitted in public realm.*
- ☐ *Decks not permitted in public realm.*
- ☐ *Patios permitted any side.*
- ☐ *Decks permitted private domain only.*

PLAN TYPE

PLAN ELEMENTS



HECLA HISTORIC LANDS DESIGN GUIDELINES
ARCHITECTURAL GUIDELINES

.4 Materials

In keeping with the principle that the appearance of the development is the important variable, the guidelines allow non-historic materials to be employed so long as they evoke the look and feel of the historically used materials. The guidelines preclude obviously inappropriate materials such as untextured vinyl.

GUIDELINES: MATERIALS

.1 Roofing:

- ☐ *Shingles: wood or asphalt textured like wood only.*
- ☐ *Fascia: (eave & gable): wood or similar required. (Pre-finished aluminum acceptable).*
- ☐ *Vents: - gable vents wood or similar only.
- ridge vents shingle covered metal only.
- no "jack" vents.*
- ☐ *Chimneys: clay brick (outside appearance only).*

.2 Walls:

- ☐ *Dropped, lapped or beveled siding 4" to 6" appearance only.*
- ☐ *Wood or similar (textured vinyl or textured vinyl covered masonite only).*

.3 Foundation:

- ☐ *Concrete permitted.*
- ☐ *Stone: rough limestone slabs permitted.*
- ☐ *Stone: lake stone permitted.*
- ☐ *Pressure treated wood permitted only if parged.
(Lattice skirting acceptable)*

.5 Colour

The intent of the colour guidelines is to imitate the historic usage without, in this case, precluding any scheme previously used. The colours permitted are sourced from interviews only.

GUIDELINES: COLOUR

.1 Roofing:

- ☐ Shingles: asphalt or wood, grey (weathered wood), black, earthtone, or painted to match trim colours. No cedar shakes. Recommended - 35 year, wood look-alike shingles. (Recommended for appearance and durability)
- ☐ Fascia: white or trim highlight colour.
- ☐ Vents (gable): white or trim colour.
- ☐ Chimney brick: earthtone.

.2 Walls:

- ☐ Cladding: white, off white, grey, pastels of yellow, red, brown, green or blue.
- ☐ Trim (highlight): white, brown, grey, black, dark colours.

.6 Details

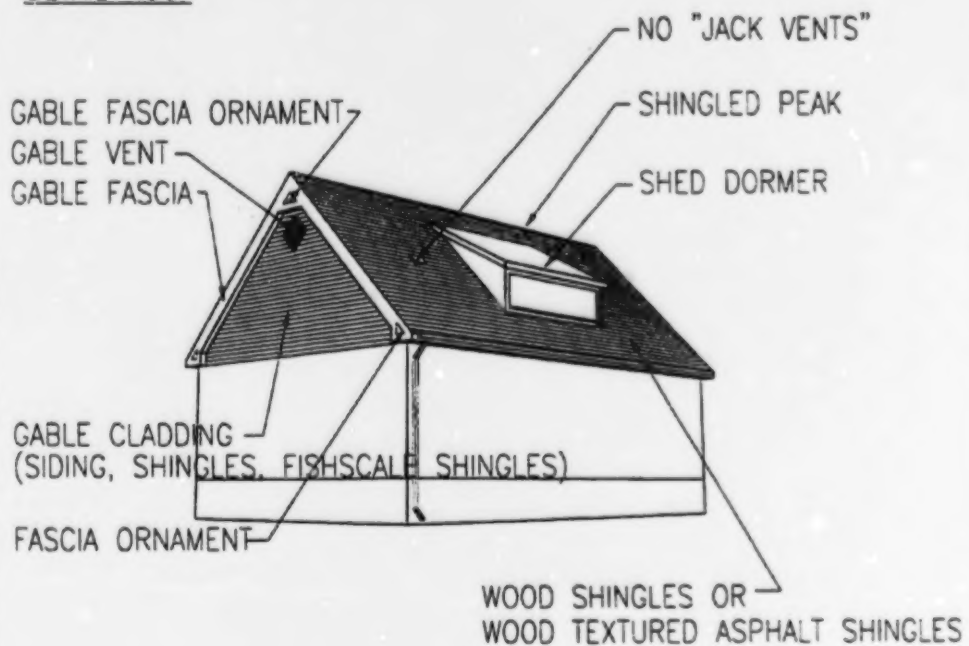
The incorporation of detail is very important in evoking the fine level of texture which completes the historical allusion. The guidelines has incorporated certain (following) detail chosen for its degree of visual impact.

GUIDELINES: DETAILS

.1 Roof:

- ☐ Maximum overhand (eaves & gables): 6" to 12".
- ☐ Fascia width (eaves & gables): 6" to 8". Gable ornament acceptable which will allow fascia to be wider.
- ☐ Gable detail : simple acceptable.
: Victorian, Classical ornament permitted.
- ☐ Gable Cladding: siding, shingles or fishscale shingles permitted.
- ☐ Gable Vents: any shape permitted.
- ☐ Soffits : painted wood with screen vents permitted.
: perforated metal permitted if colour is medium gray or matching dark trim colour.
- ☐ Gutters & Downspouts: white or matching trim colour.
- ☐ Chimneys: a simple cap and flue required.
- ☐ No "Jack" vents

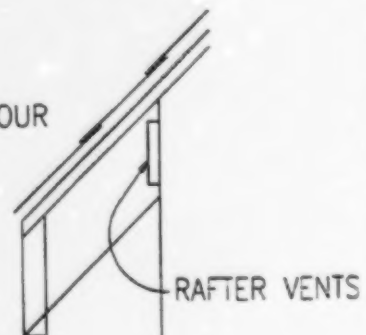
DETAIL ROOF



SOFFIT: DARK GREY OR DARK TRIM COLOUR
IF PERFORATED METAL VENTED TYPE



EAVE AREA



EAVE AREA

HECLA HISTORIC LANDS DESIGN GUIDELINES
ARCHITECTURAL GUIDELINES

.2 Walls:

- ☐ Flat planes (no build-outs) required.
- ☐ Corner battens required - 6".
- ☐ Foundation trim boards required - 8" to 10".
- ☐ 6" Top batten required under eave and between wall and gable if gable is shingled.

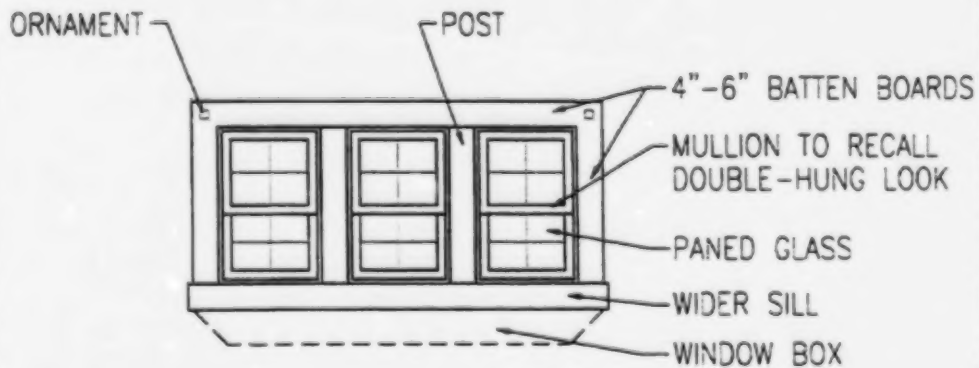
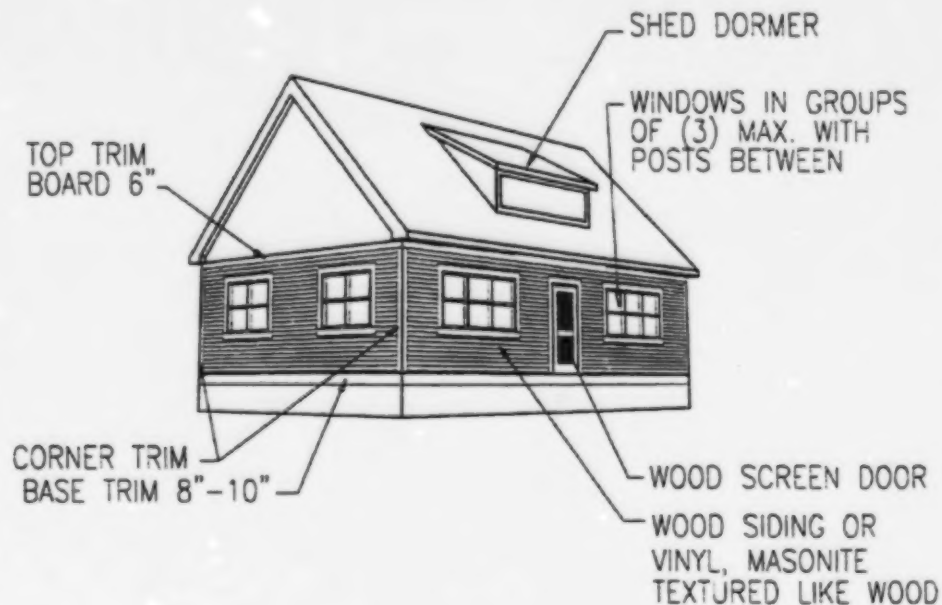
.3 Windows:

- ☐ Proportion vertical : horizontal - 2:1 approx.
- ☐ Singles or multiples of (2) or (3) only.
- ☐ Windows in multiples to be separated by 4" to 6" nominal trim boards.
- ☐ Sill height: 30" above floor minimum.
- ☐ Maximum Size: 54"H x 27"W.
- ☐ Look must be similar to double hung (vertical slider), but windows need **not** to be double hung.
- ☐ Window groups to be framed with 4" to 6" battens head and jambs and 6" to 8" sill trim board.
- ☐ Paned Glass optional.
- ☐ Planter boxes (ornamented or simple) permitted.

.4 Doors (Exterior):

- ☐ Wood or wood appearance, required.
- ☐ Paneled surface required.
- ☐ Upper glazing permitted.
- ☐ Wood screen doors permitted (no aluminum screen doors).

DETAIL-WALLS, WINDOWS, DOORS



HECLA HISTORIC LANDS DESIGN GUIDELINES
ARCHITECTURAL GUIDELINES

.5

Verandahs:

- ☐ May be Victorian, Classical, or Simple.
- ☐ Railings required: 36" height, if elevation is greater than 18" above grade, pickets with open spaces 4" max.
- ☐ Screens permitted on inside face provided screen mullions are concealed by verandah columns.
- ☐ Curved or cross gable verandah roof features permitted over stairs or coincident with front door.

.6

Technical Accommodation:

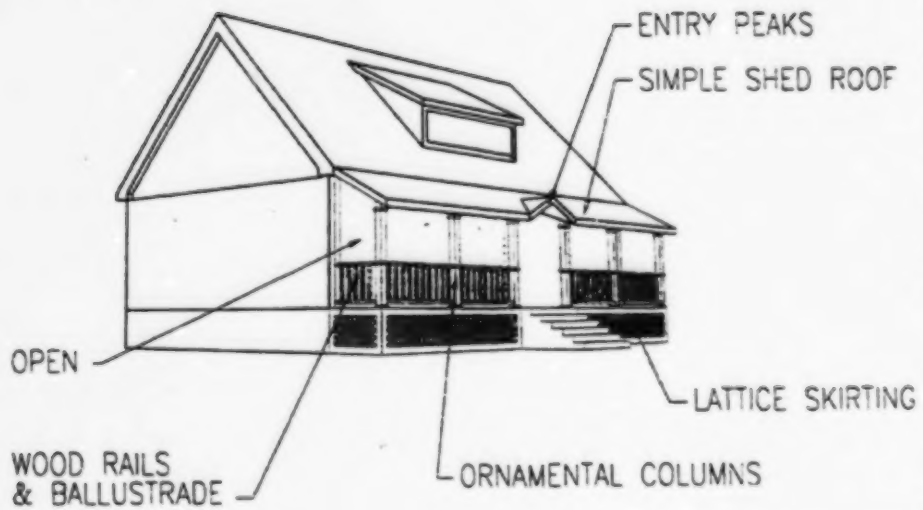
- ☐ Aerials/antennae not visible from public side: in attic or otherwise.
- ☐ Satellite dishes not visible from public side: at rear of house or on rear roof or screened.
- ☐ Barbecues permitted on verandahs.
- ☐ Holding tanks/cisterns not visible from public realm: either barred or otherwise concealed.

.7

Exterior Lighting:

- ☐ All exterior house mounted lights to be horizontally shielded (in coned shades), down lights unless 60W or smaller.
- ☐ Pole lights are acceptable but must be shielded horizontally (in coned shades).
- ☐ No dusk to dawn "yard lights" are permitted.

DETAIL-VERANDA



HECLA HISTORIC LANDS DESIGN GUIDELINES
ARCHITECTURAL GUIDELINES

4 EXAMPLES

BARN STYLES

BARN



RECTANGULAR - GAMBREL

BARN



RECTANGULAR - GABLE

BARN



RECTANGULAR - GAMBREL

BARN



L-SHAPE - GAMBREL

BARN



L-SHAPE - GABLE

GARAGE



GABLE - DOOR FACES TO SIDE OF LOT

GARAGE



SHED - DOOR FACES TO SIDE OF LOT



SHED ROOF (3:12 PERMITTED)

GARAGE



GABLE - HISTORIC DOORS,
MAY FACE FRONT OF LOT

GARAGE

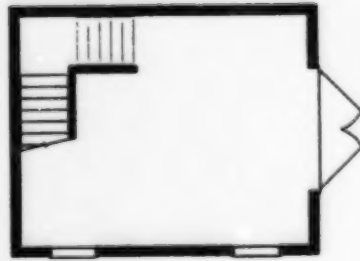


SHED - DOORS MAY FACE FRONT OF LOT

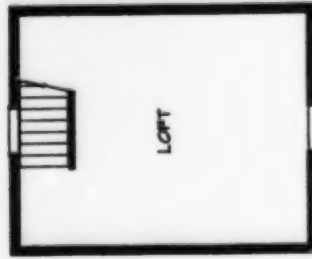




FRONT ELEVATION



MAIN FLOOR PLAN



LOFT AREA

PLAN NO. PD-98/018-20 TOTAL AREA BARN 320 sq. ft. plus loft



FRONT ELEVATION



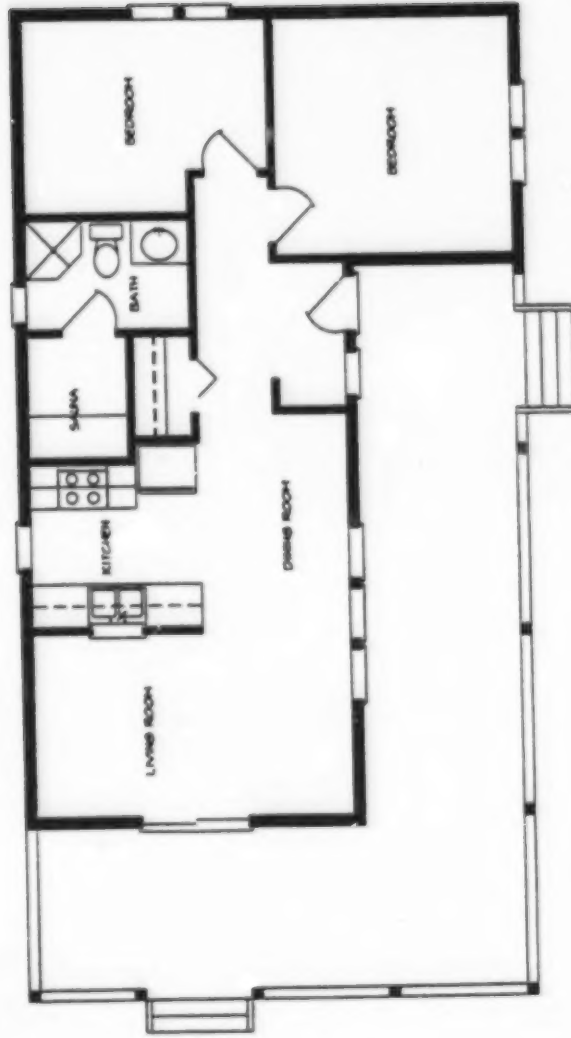
MAIN FLOOR PLAN

PLAN NO. PD-98/018-19 TOTAL AREA ONE STOREY 480 sq. ft.



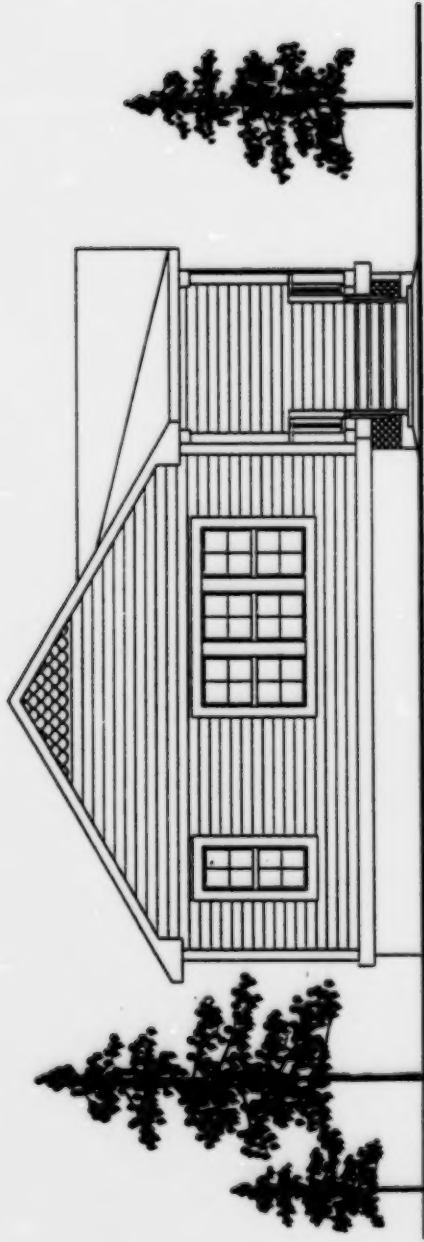
FRONT ELEVATION

PLAN NO. PD-98/FCA680 TOTAL AREA 1 STOREY 680 sq. ft.



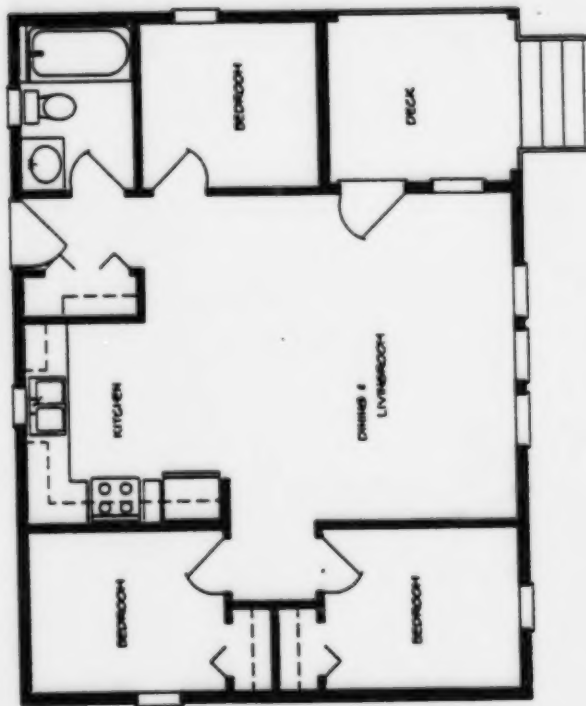
MAIN FLOOR PLAN

PLAN NO. PD-98/FCA680 TOTAL AREA 1 STOREY 680 sq. ft.



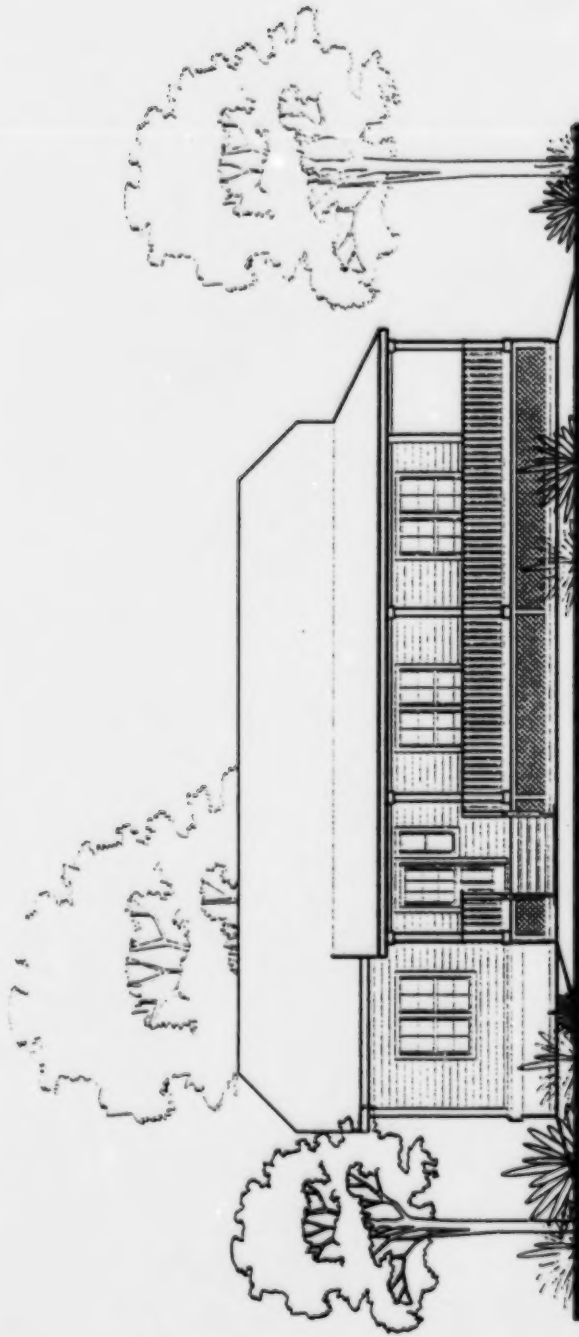
FRONT ELEVATION

PLAN NO. PD-98/FCA768 TOTAL AREA 1 STOREY 768 sq. ft.



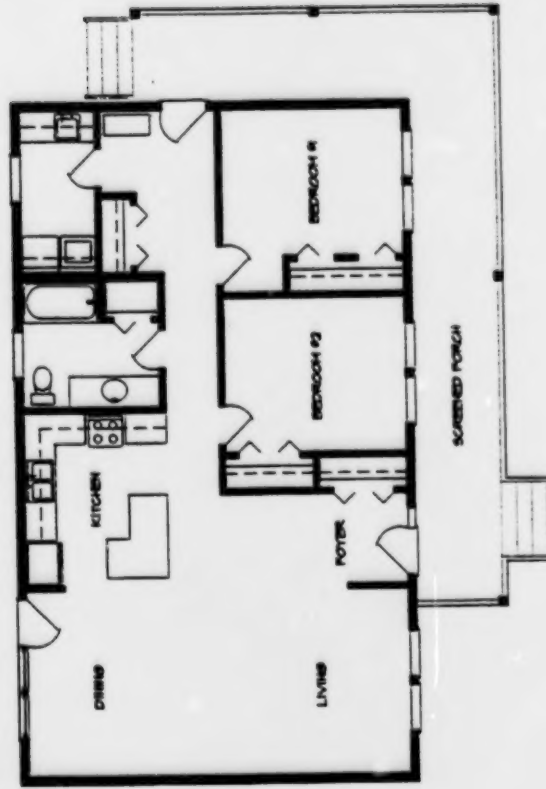
MAIN FLOOR PLAN

PLAN NO. PD-98/FCA768 TOTAL AREA 1 STOREY 768 sq. ft.



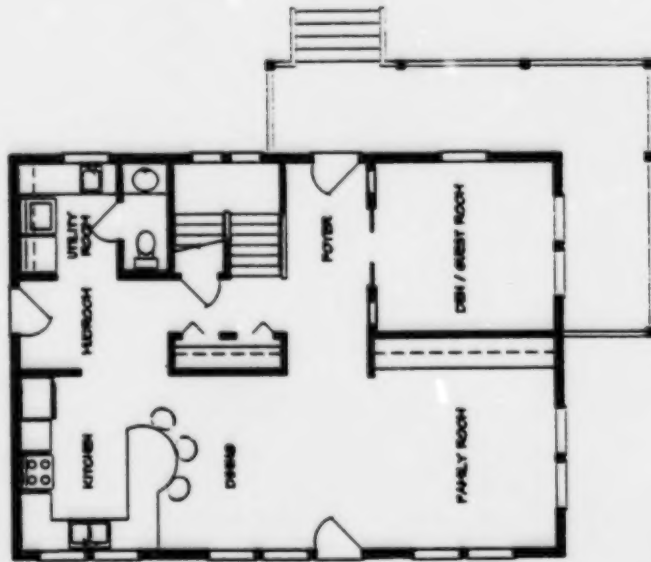
FRONT ELEVATION

PLAN NO. PD-98/018-16 TOTAL AREA ONE STOREY 1,144 sq. ft.

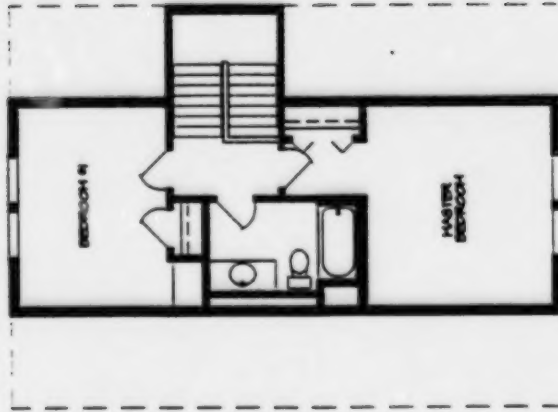


MAIN FLOOR PLAN

PLAN NO. PD-98/018-16 TOTAL AREA ONE STOREY 1,144 sq. ft.

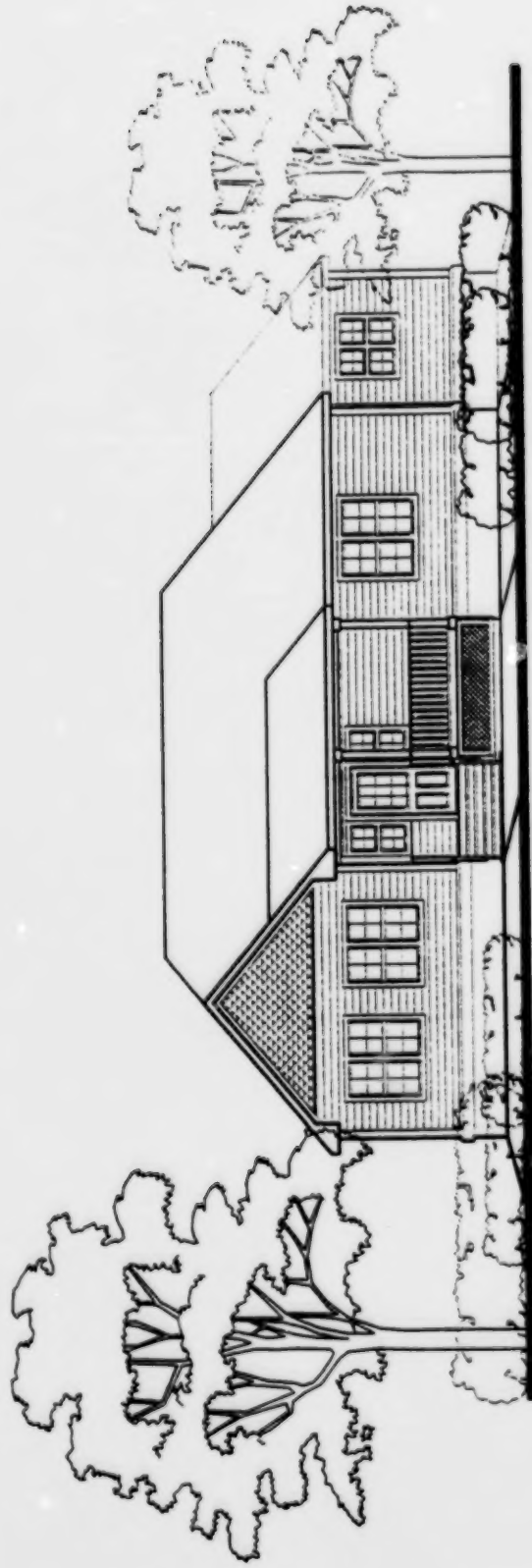


MAIN FLOOR PLAN



SECOND FLOOR PLAN

PLAN NO. PD-98/018-15 TOTAL AREA 1 1/2 STOREY 1360 sq. ft.



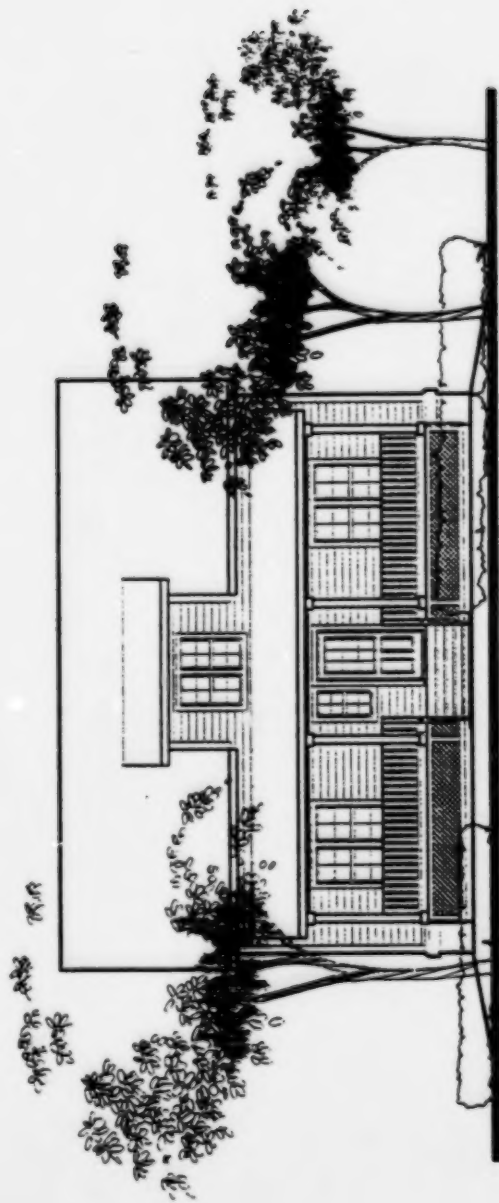
FRONT ELEVATION

PLAN NO. PD-98/018-13 TOTAL AREA ONE STOREY 1,456 sq. ft.



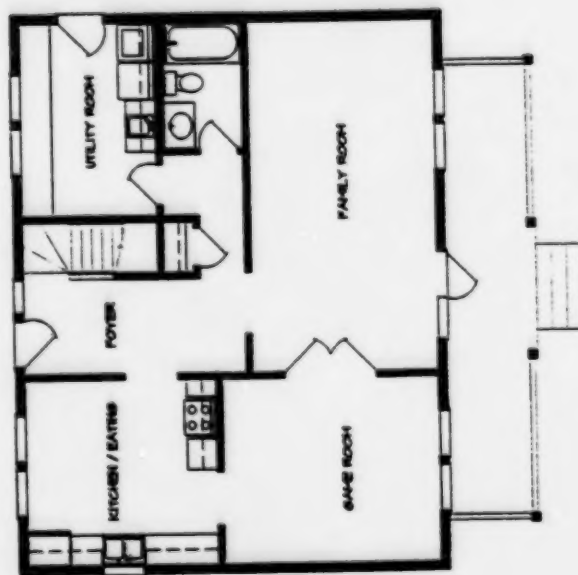
MAIN FLOOR PLAN

PLAN NO. PD-98/018-13 TOTAL AREA ONE STOREY 1,456 sq. ft.

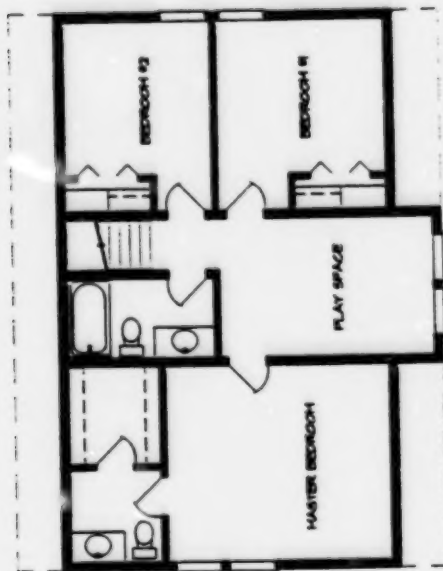


FRONT ELEVATION

PLAN NO. PD-98/018-II TOTAL AREA 1 3/4 STOREY 1632 sq. ft.

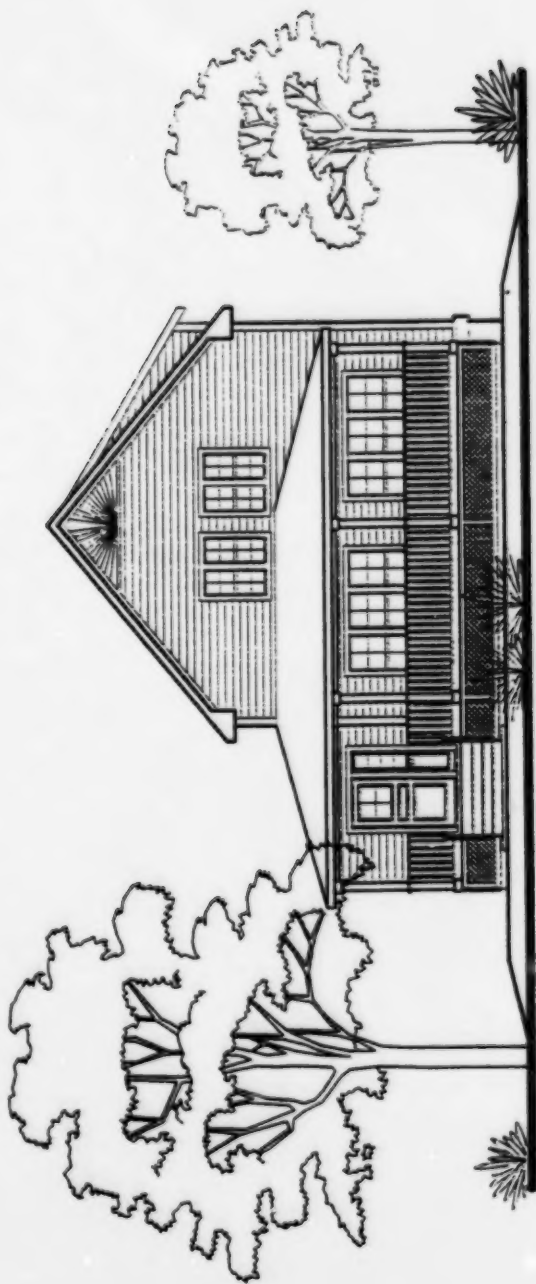


MAIN FLOOR PLAN



SECOND FLOOR PLAN

PLAN NO. PD-98/018-II TOTAL AREA 1 3/4 STOREY 1632 sq. ft.

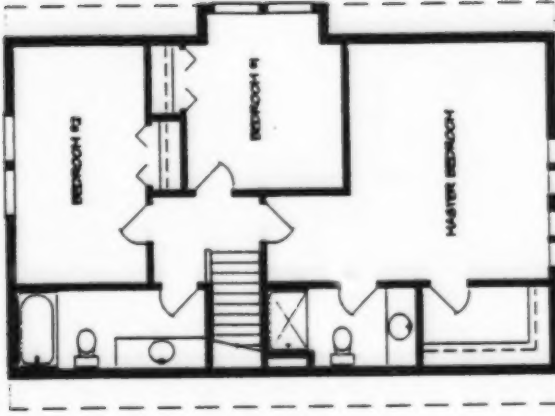


FRONT ELEVATION

PLAN NO. PD-98/018-07 TOTAL AREA 1 3/4 STOREY 1,726 sq. ft.

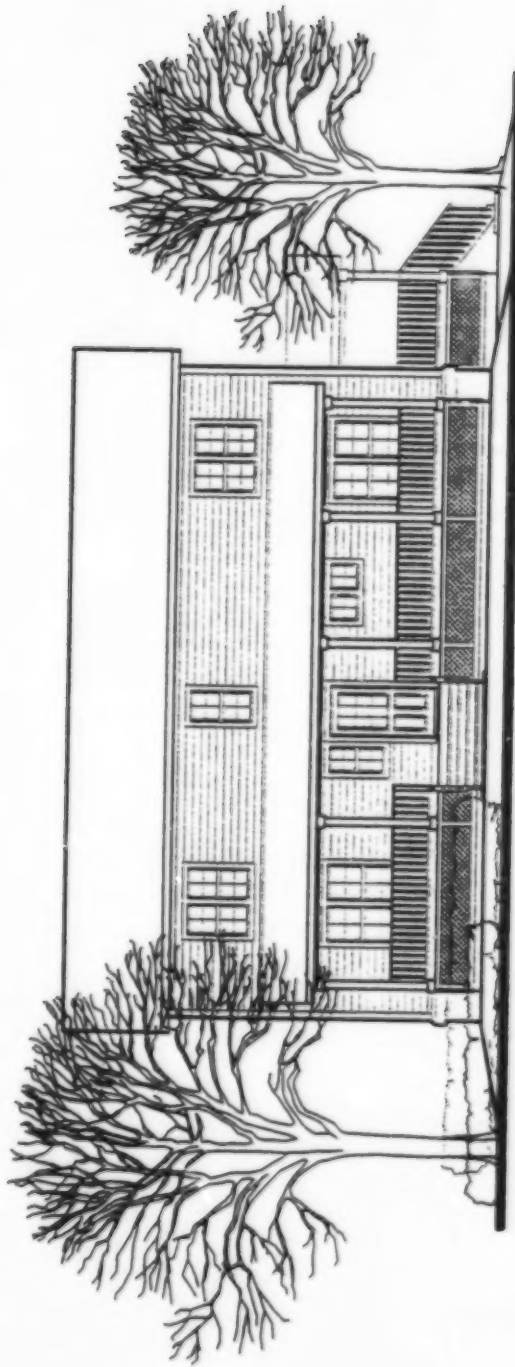


MAIN FLOOR PLAN



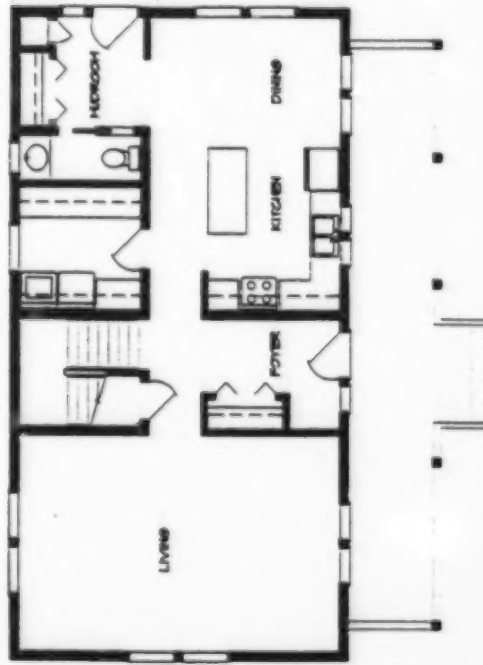
SECOND FLOOR PLAN

PLAN NO. PD-98/018-07 TOTAL AREA 1 3/4 STOREY 1,726 sq. ft.

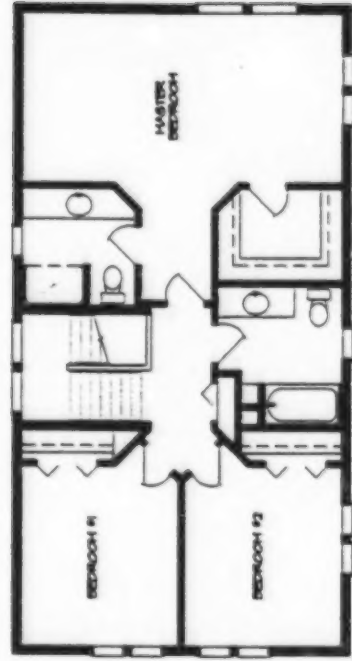


FRONT ELEVATION

PLAN NO. PD-98/018-08 TOTAL AREA TWO STOREY 1,787 sq. ft.

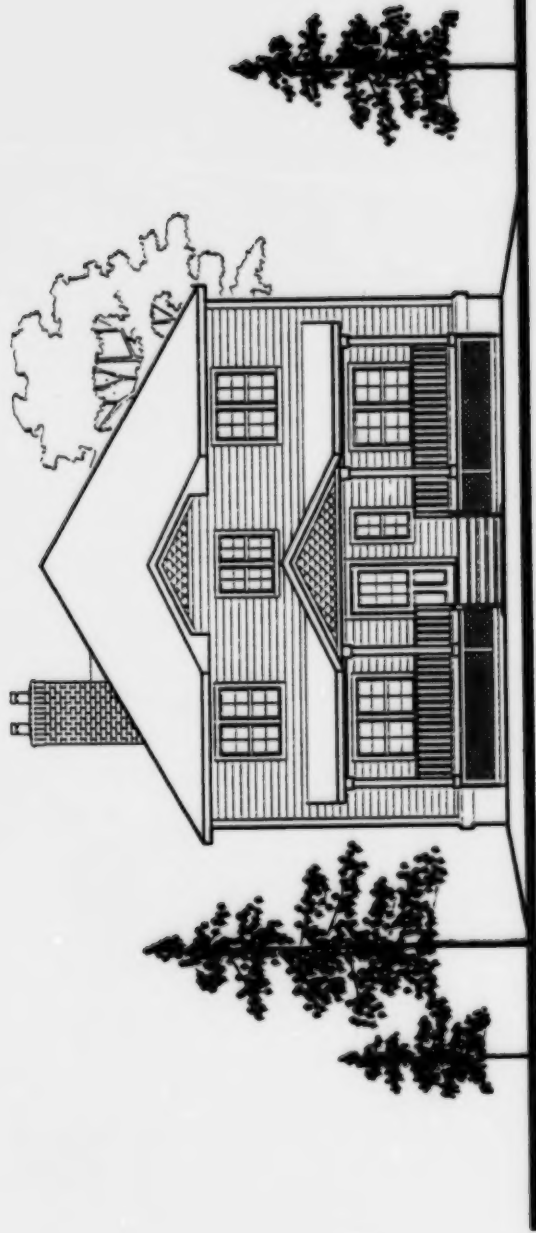


MAIN FLOOR PLAN



SECOND FLOOR PLAN

PLAN NO. PD-98/018-08 TOTAL AREA TWO STOREY 1,787 sq. ft.



FRONT ELEVATION

PLAN NO. PD-98/018-02 TOTAL AREA TWO STOREY 2238 sq. ft.



MAIN FLOOR PLAN



SECOND FLOOR PLAN

PLAN NO. PD-98/018-02 TOTAL AREA TWO STOREY 2,238 sq. ft.